



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



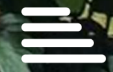
3



1



2



E

Milton Avenue , Sutton, Surrey, SM1 3QB

£700,000



Hunters are delighted to offer this fantastic, three double bedroom, detached house with driveway and garage situated on the highly sought after Poets Estate. The property has a stunning 120' west facing garden.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

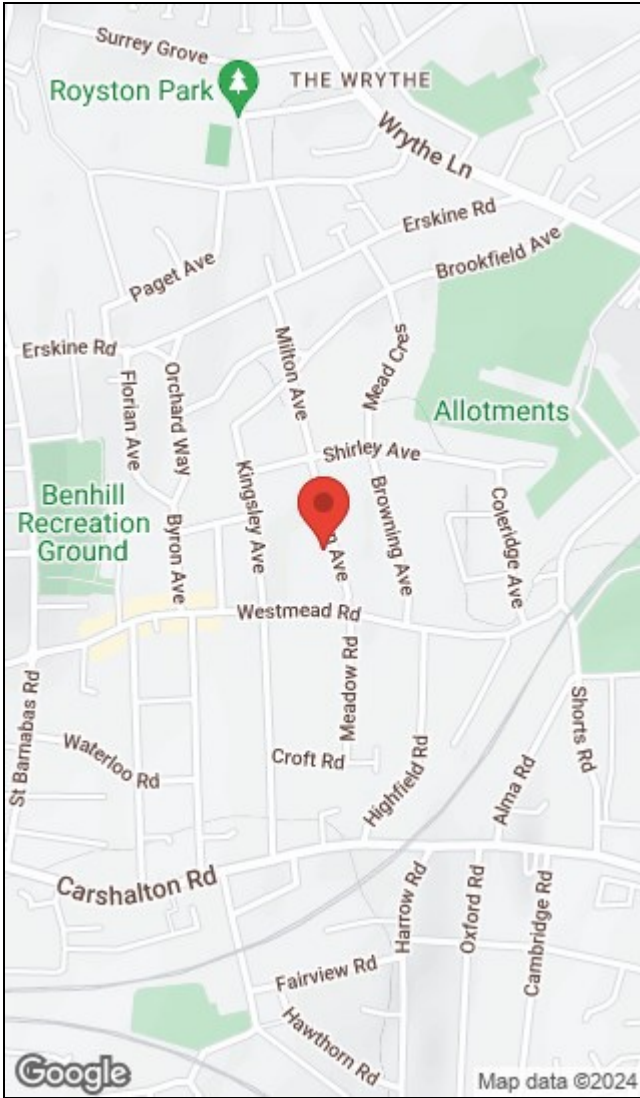
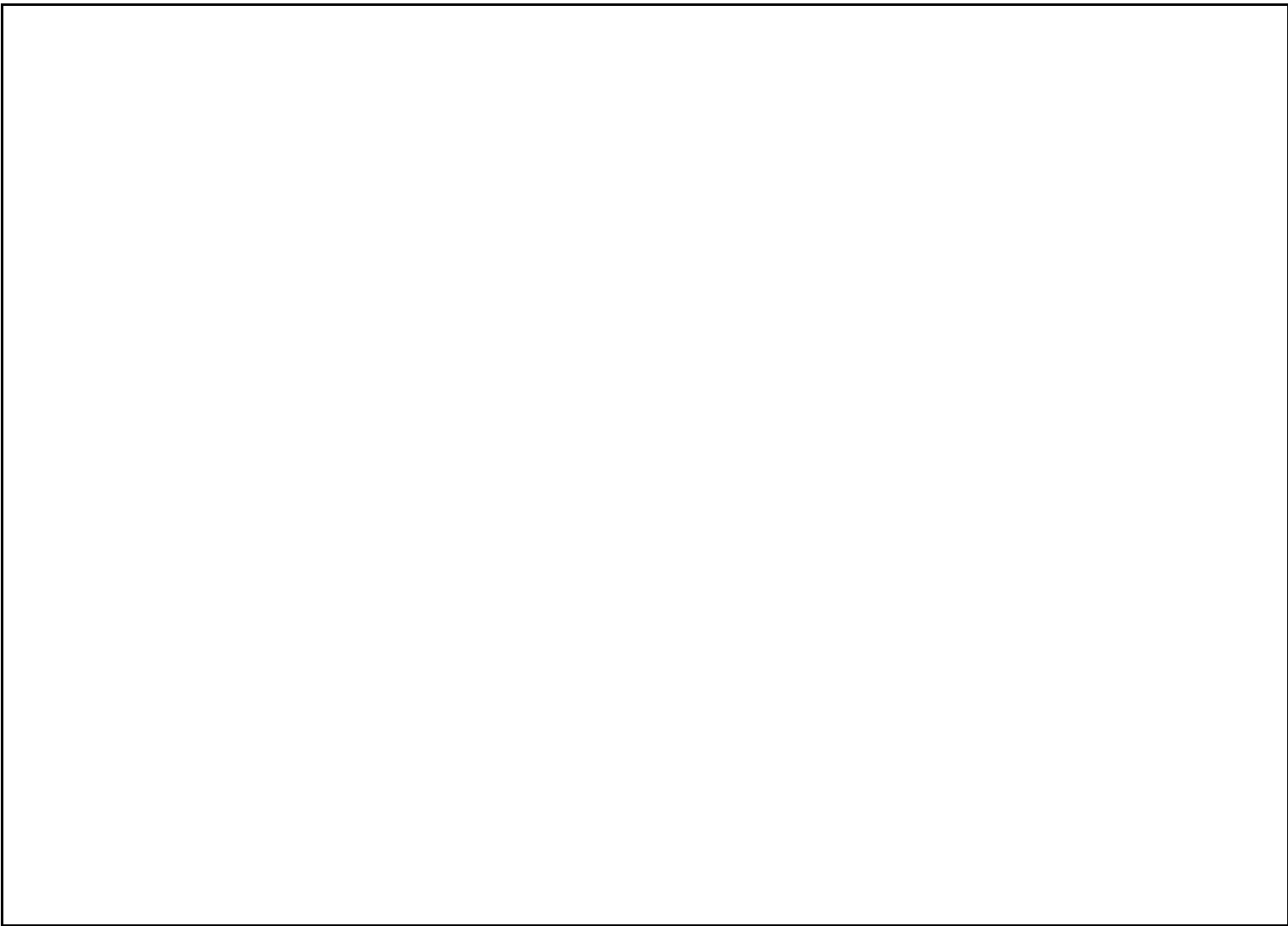
- THREE DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- 120' REAR GARDEN WITH SIDE ACCESS
  - TWO RECEPTION ROOMS
    - DOUBLE GLAZING
    - GAS CENTRAL HEATING
  - 'JACK AND JILL' BATHROOM
    - VENDORS SUITED



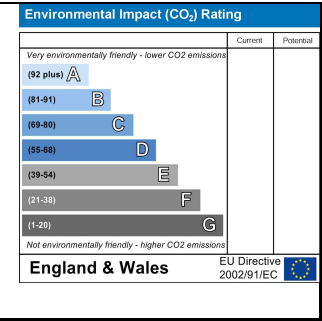
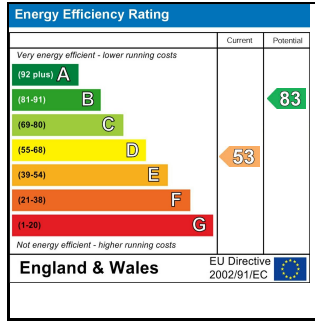








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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