



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



3



1



2



D



# Shirley Avenue, Sutton

£615,000



Welcome to this charming semi-detached house located on the sought-after 'Poets Estate' in Sutton. This property boasts two reception rooms, small extension providing utility room and downstairs wc, three bedrooms and an upstairs bathroom, providing ample space for comfortable living.

One of the standout features of this property is the lovely rear garden, perfect for relaxing outdoors or entertaining guests. With a garage and a driveway, parking will never be an issue.

For those looking to expand, the potential to convert the loft offers exciting possibilities to create additional living space or a private retreat. Additionally, the property comes with the added benefit of no onward chain, making the buying process smoother and more straightforward.

Whether you are looking for a family home or a place to settle down, this property offers a perfect blend of comfort, convenience, and potential. Don't miss out on the opportunity to make this house your home.

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

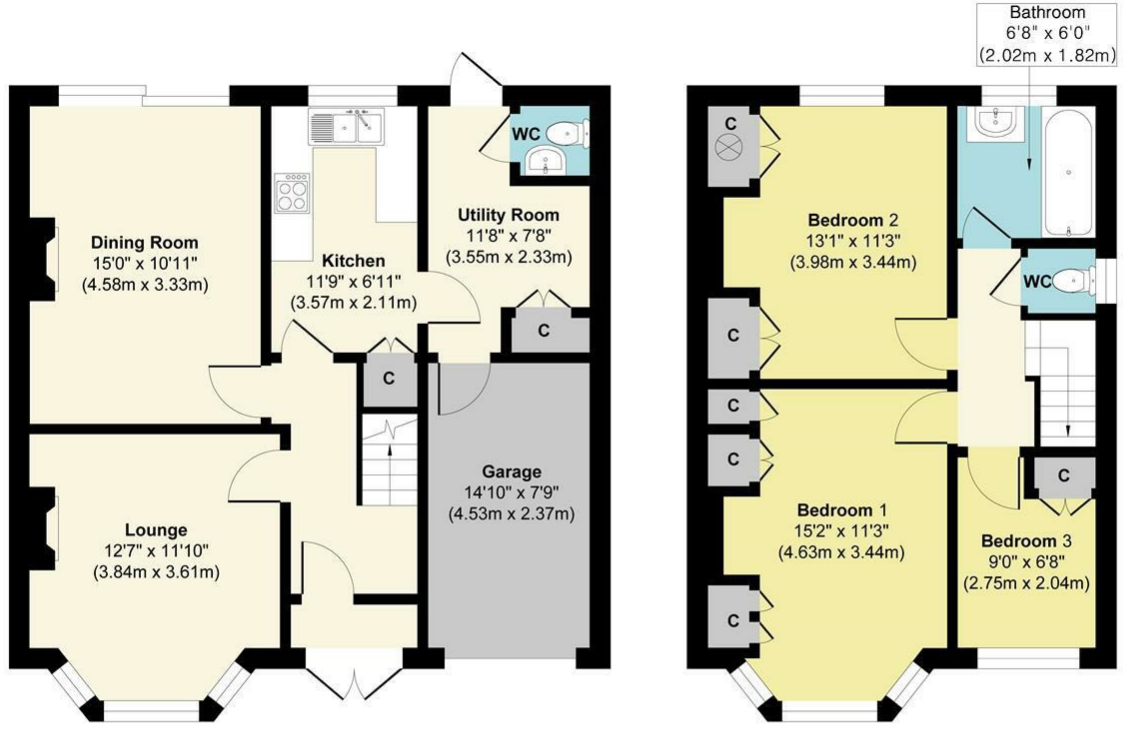


## KEY FEATURES

- DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
  - UTILITY & WC
  - GARAGE & DRIVEWAY
- POTENTIAL TO CONVERT LOFT (STPP)
  - LOVELY REAR GARDEN
  - SOUGHT AFTER LOCATION
  - NO ONWARD CHAIN





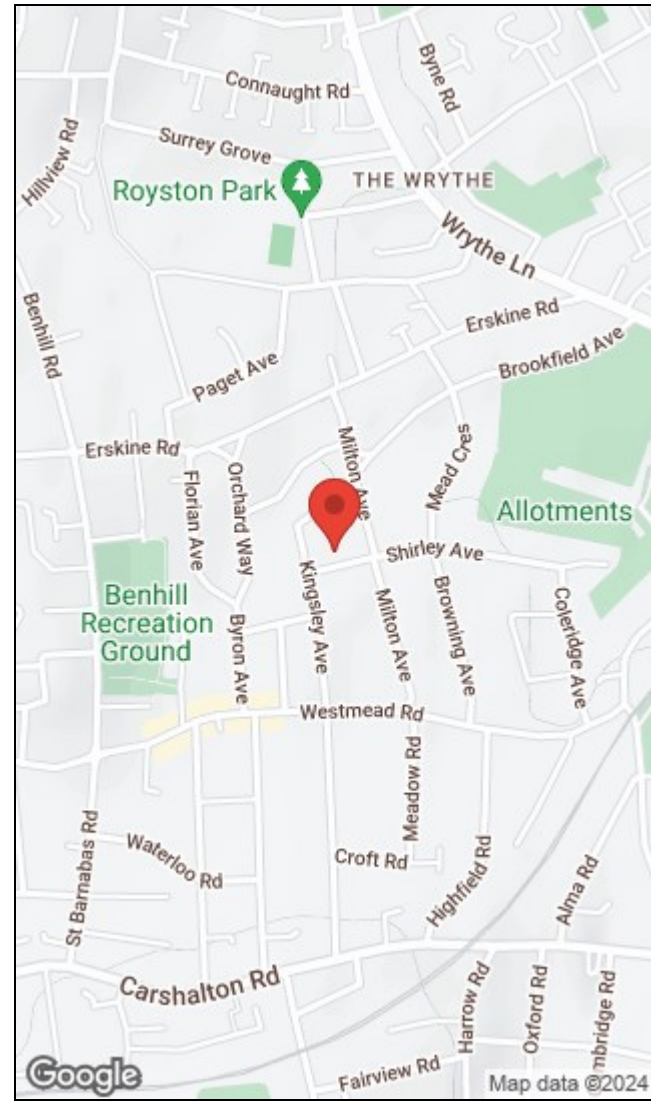


**Ground Floor**  
Approximate Floor Area  
695 sq. ft  
( 64.62 sq.m)

**First Floor**  
Approximate Floor Area  
695 sq. ft  
( 64.62 sq.m)

**Approx. Gross Internal Floor Area 1390 sq. ft / 129.24 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by designimperial.com



Energy Efficiency Rating	
Current	Potential
	<b>83</b>
<b>57</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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.