



## 88 Reigate Avenue

Sutton, SM1 3JJ

**Asking price £490,000**

Sold with no onward chain, this deceptively spacious extended three/four-bedroom family home offers versatile accommodation in a convenient location, with easy access to Sutton town centre and frequent bus links to Morden transport hub.

Inside, the property features a flexible ground-floor bedroom/reception room, a generous living room open plan to a full-width dining area with direct access to the decking and rear garden. The semi-open-plan kitchen includes a breakfast bar and serving hatch.

Upstairs are two bright double bedrooms and a luxurious, fully tiled shower room. A further staircase leads to the converted loft room, with dual-aspect Velux windows and eaves storage, providing excellent additional space.

Outside, there is covered decking leading to an established lawn and an outbuilding for extra storage. To the front is a walled, paved garden.

- Extended family home
- Adaptable & spacious accommodation over 3 floors
- Open plan lounge / dining room
- Modern kitchen with breakfast bar
- Three / Four bedrooms
- Luxury shower suite
- Converted dual aspect loft room
- Covered decking area
- Outbuilding / storage
- Fully double glazed & gas centrally heated

### Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490

if you wish to arrange a viewing appointment for this property or require further information.



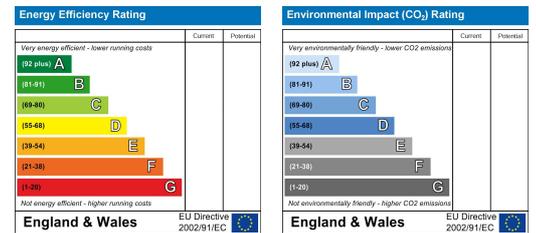
## Floor Plan



## Area Map



## Energy Efficiency Graph



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