



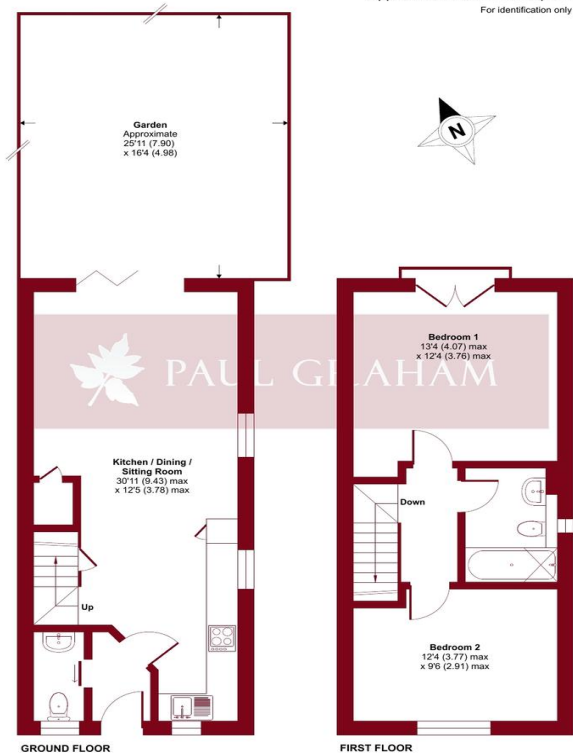
18 Cowper Avenue, Sutton, SM1 3RD | Guide Price £500,000 Freehold

A stunning two bedroom modern detached house in excellent decorative condition throughout, it boasts two good size bedrooms, a modern family bathroom, ground floor WC and a superb open plan living room with a modern fitted kitchen. The property also has a landscaped garden, air conditioning added in 2023, a Juliet balcony to the rear bedroom, loft extension potential (subject to consent) and benefits from solar panels, as well as being offered to the market with no onward chain.

This lovely home is located close to shopping parades, reputable schools and is ideally positioned for great transport links. As well as being located close to bus routes, Carshalton, Carshalton Beeches and Sutton train stations are all within walking distance. Both Sutton town centre and Carshalton Village are nearby and have a great array of shopping facilities and local amenities.

Cowper Avenue, Sutton, SM1

Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



ENTRANCE HALL

WC

OPEN PLAN KITCHEN/DINING/SITTING ROOM 30' 11" x 12' 5" (9.42m x 3.78m) Max

FIRST FLOOR LANDING

BEDROOM 1 13' 4" x 12' 4" (4.06m x 3.76m) Max

BEDROOM 2 12' 4" x 9' 6" (3.76m x 2.9m) Max

BATHROOM

FRONT GARDEN

REAR GARDEN 25' 11" x 16' 4" (7.9m x 4.98m) Approx

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1462236. © nichcom 2026.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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