



Price
£475,000

Freehold

3x  1x  2x 

**Poulton Avenue, Sutton,
Surrey, SM1**

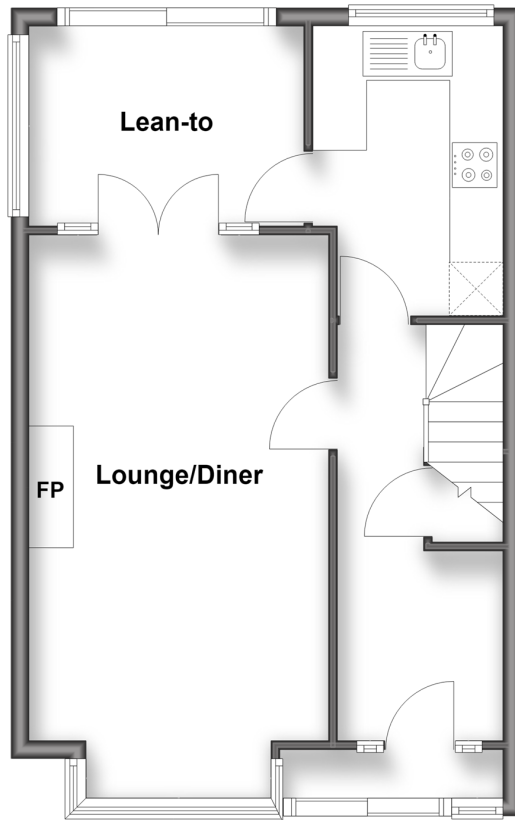
OVER 60?

Secure this property
for up to **59% less!**

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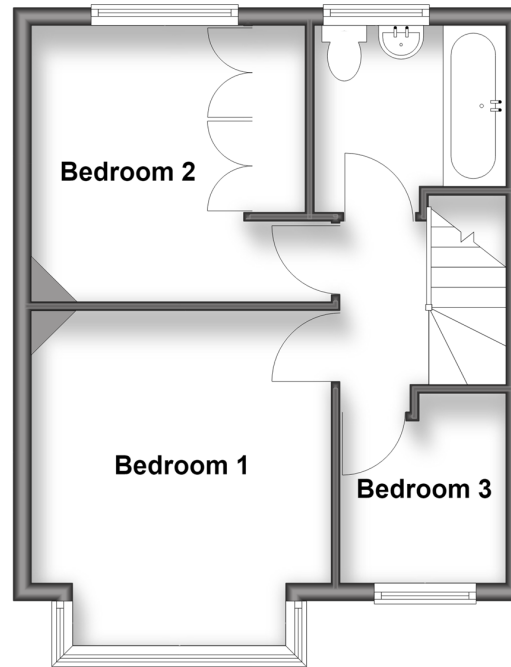
Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



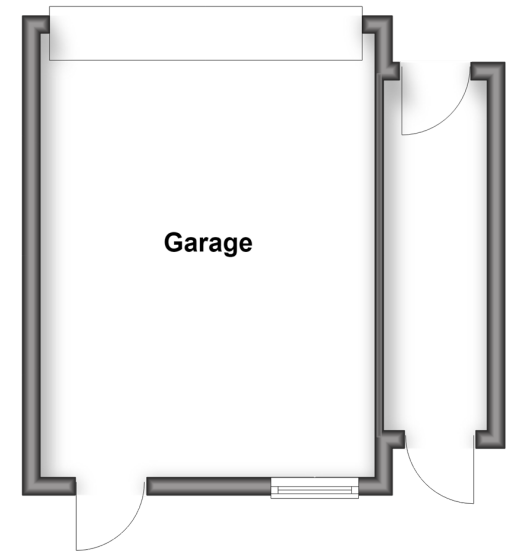
First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Outbuilding

Approx. 23.4 sq. metres (252.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 21'4 x 10'0 (6.51m x 3.05m)

Kitchen: 7'10 x 7'6 (2.39m x 2.29m)

Lean-To: 9'6 x 7'10 (2.90m x 2.39m)

FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'10 (3.51m x 3.30m)

Bedroom : 11'6 x 9'2 (3.51m x 2.80m)

Bedroom 3: 7'3 x 5'11 (2.21m x 1.80m)

Bathroom

OUT BUILDING

Garage

OUTSIDE

Front Garden

Rear Garden



Main features

- Beautiful front and rear gardens with large garage to the rear
- Walking distance to Carshalton railway station
- 157 bus to Morden Underground Station (Northern Line)
- S1 bus to Sutton town centre
- Close to Greenshaw High School and Carshalton Boys Sports College
- Ideal first or family home



Nearest Schools

Primary Schools: Rushy Meadow Primary 0.4 miles,, Camden Junior School 0.7 miles
Secondary Schools: Carshalton High School for Girls 0.5 miles, Carshalton Boys Sports College 0.6 miles, Greenshaw High School 0.6 miles



Transport Information

Train Stations: Carshalton 0.6 miles, Sutton Common 1.3 miles, West Sutton 1.3 miles



Address

Poulton Avenue, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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