



## Four Bedroom & Two Bath Detached House located on The Poets

Milton Avenue, Sutton, SM1 3QB, GUIDE PRICE £700,000-£725,000 Freehold

# BURN – AND – WARNE

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**\*\*\*GUIDE PRICE £700,000-£725,000 \*\*\***

Situated in a desirable residential area of The Poets, this well-presented four-bedroom detached property offers a perfect blend of space, comfort, and convenience—ideal for families or those looking to upsize.

The home features an impressive 23'9 x 10'4 bright and spacious living area, a 14'7 x 6'11 fitted kitchen with ample storage, and a 14'1 x 11'6 dining space perfect for entertaining.

Upstairs, you'll find four generously sized bedrooms along with a well-appointed family bathroom, with bedroom 1 having an en-suite bathroom

One of the standout features of this property is the opportunity it presents for buyers to truly make it their own. Whether modernising, extending, or reconfiguring (subject to planning permission), this home offers excellent potential to add value and create a space tailored to your personal style. Outside, the property benefits from a 79'1 x 40 private rear garden.

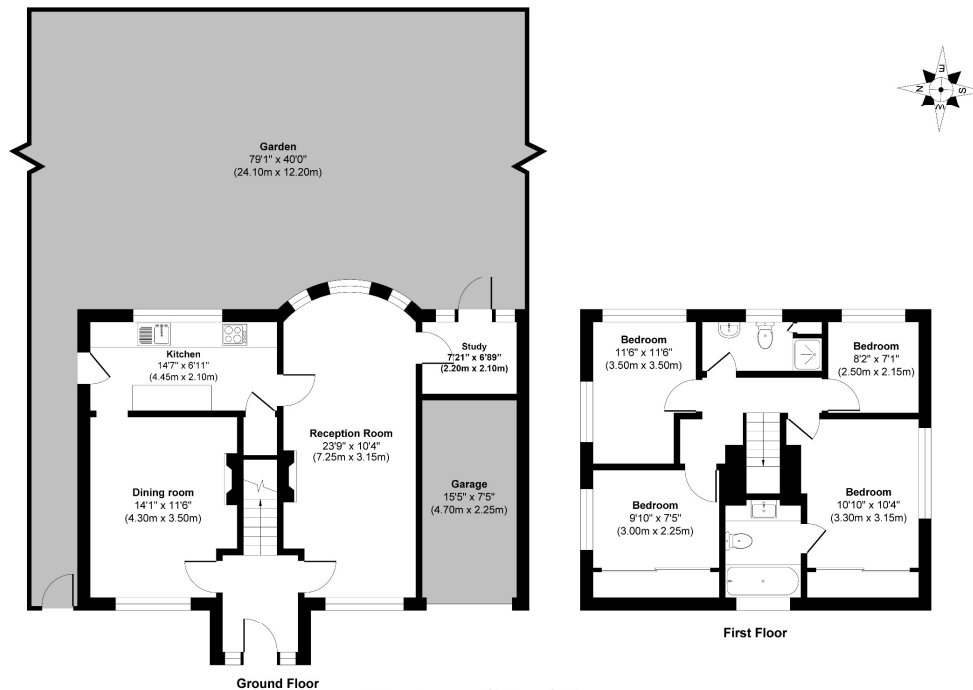
The location is particularly appealing, with excellent transport links nearby including Carshalton mainline providing convenient access into central London and surrounding areas. A range of well-regarded local schools are also within easy reach, including Sutton Grammar School, St. Philomena's and Carshalton Girls. In addition, the property benefits from gas central heating, double glazing, off street parking and garage.

### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.







**Milton Avenue, Sutton, SM1**  
**Approx. Gross Internal Area 1216sq ft / 113sq meters**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning  
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are  
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.  
 Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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