



A chain free three bedroom semi detached offering bags of potential

Florian Avenue, Sutton, SM1 3QH, £475,000 Freehold

BURN – AND – WARNE

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Burn And Warne are delighted to offer for sale this chain-free three-bedroom semi-detached home, ideally situated on the ever-popular Poets Estate on the Sutton/Carshalton borders.

Offering excellent potential to modernise, improve, and extend (subject to the necessary planning permissions), this attractive 1930s property is perfect for buyers looking to create a home tailored to their own style and requirements.

The Property- This chain-free three-bedroom semi-detached house occupies a generous plot and benefits from a private driveway, side garage, and a 55' rear garden. The existing accommodation includes a spacious 24'11" x 10'6" through lounge/dining room, an original fitted kitchen, and a separate utility room located to the rear of the garage. Upstairs, there are three well-proportioned bedrooms and a traditional family bathroom.

With plenty of scope to enhance and extend (STPP), this is an exciting opportunity to add value and create a fantastic family home.

Key Features

- *Chain-free sale
- *Popular Poets Estate location
- *Three-bedroom semi-detached house
- *Spacious 24'11" through lounge/dining room
- *Original kitchen with separate utility room
- *First-floor family bathroom
- *Side garage and private driveway
- *Approximately 55' x 30' rear garden
- *Excellent potential to extend and improve (STPP)

Location-Situated within the highly sought-after Poets Estate on the Sutton/Carshalton borders, the property enjoys easy access to a range of local shops, amenities, and well-regarded schools, together with excellent bus routes and convenient transport links.

Summary-A superb opportunity to acquire a traditional 1930s three-bedroom semi-detached home in one of the area's most desirable residential locations. With a generous rear garden, garage, driveway, and outstanding scope to modernise and extend (subject to planning permission), this property offers buyers the chance to create a home perfectly suited to their lifestyle.







Florian Ave, Sutton SM1

Approx. Gross Internal Area 911 sq. ft / 84.66 sq. 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

Address: 42 Florian Avenue, SUTTON, SM1 3QH

RRN: 0380-2554-8630-2826-1415

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



64

77

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



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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