



NO ONWARD CHAIN* SEMI-DETACHED FAMILY HOME SOUGHT-AFTER ROAD*

Kingsley Avenue, Sutton, SM1 3RF, £575,000 offers Over Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

About this property

NO ONWARD CHAIN *SEMI-DETACHED FAMILY HOME* SOUGHT-AFTER ROAD* THREE BEDROOMS* 50FT REAR GARDEN* OFF-STREET PARKING FOR 3/4 CARS* EXCELLENT SCHOOLS* GREAT TRANSPORT LINKS* PLENTY OF POTENTIAL*

This slightly extended three-bedroom semi-detached family home is situated in the highly sought-after Kingsley Avenue, within the popular Poets Estate, perfectly positioned on the borders of Sutton and Carshalton.

The property offers excellent family accommodation and, while already providing a comfortable home, also offers plenty of potential for those looking to modernise or extend and put their own stamp on the property.

The accommodation comprises an enclosed porch leading into the entrance hall, a spacious living room, separate dining room and kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

To the rear, the property benefits from a lovely approximately 50ft rear garden. To the front, there is off-street parking for up to three/four vehicles. Garage to the rear.

The location is particularly appealing for families, with an excellent selection of highly regarded schools nearby, including primary, secondary, grammar and independent schools.

For commuters, the property is ideally placed for transport links, with three railway stations within approximately one mile, including Carshalton Station and Carshalton Beeches, together with a selection of local bus services providing convenient access to Sutton, surrounding areas and London.

Sutton High Street is also just a short distance away, offering an excellent range of shops, restaurants, cafés and everyday amenities.

Nearest Schools

- Carshalton High School for Girls – 0.2 miles
- Rushy Meadow Primary Academy – 0.3 miles
- St Mary's RC Infants School – 0.3 miles
- St Philomena's Catholic High School for Girls – 0.4 miles

Nearest Stations

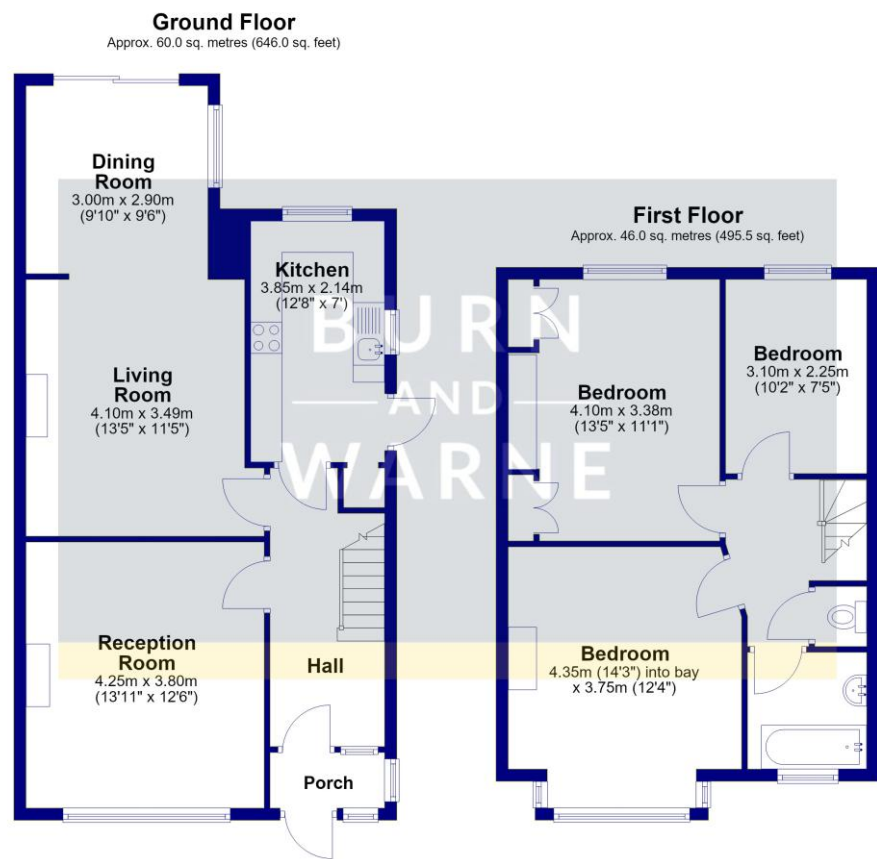
- Carshalton Station – 0.4 miles
- Carshalton Beeches Station – 0.8 miles
- Sutton (Surrey) Station – 1.0 mile

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn and Warne Office.
Telephone: 020 8642 1234.







Total area: approx. 106.0 sq. metres (1141.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 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.



BURN-AND-WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk