



Brookfield Avenue, Sutton, Surrey, SM1 3QL
Guide Price £550,000

A very well presented and spacious three bedroom semi detached family home with large rear garden, providing excellent potential for extension (STPP). The property is ideally located on the outskirts of the sought after Poets estate, which is close to local schools, shops and excellent transport links.





***17ft Reception Room *Conservatory
*Large Driveway for Off Road Parking
*Sought After Location**

Enclosed Entrance Porch

Front Door to:

Entrance Hall

Reception Room - 17' 0" x 10' 4" (5.18m x 3.15m)

Kitchen - 16' 8" max x 9' 4" max (5.08m x 2.84m)
Door to rear garden, doors to conservatory.

Conservatory - 11' 0" x 8' 0" (3.35m x 2.44m)

Stairs to First Floor Landing



Bedroom One - 13' 4" into bay x 8' 8" (4.06m x 2.64m)

Bedroom Two - 10' 8" x 10' 7" max (3.25m x 3.22m)

Bedroom Three - 7' 0" x 6' 0" (2.13m x 1.83m)

Family Bathroom

Outside

Rear garden extending to approx. 80ft.

Garage - 16' 0" x 9' 0" (4.87m x 2.74m)

To Front:

Large Driveway for Off Road Parking

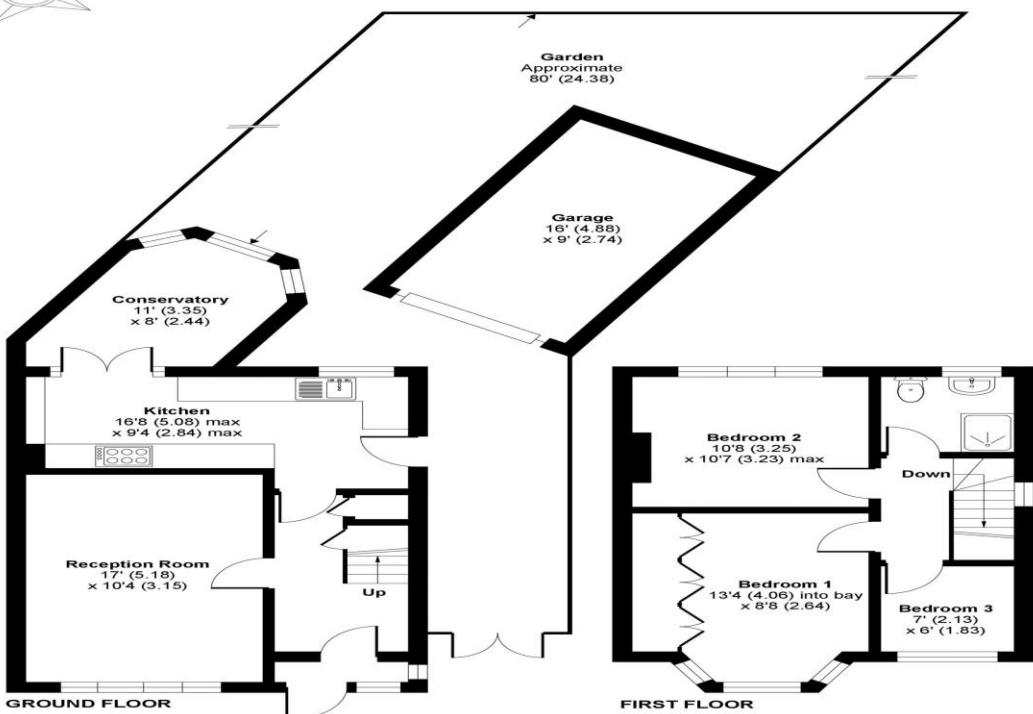




Brookfield Avenue, Sutton

Approximate Area = 1039 sq ft / 97 sq m (includes garage)

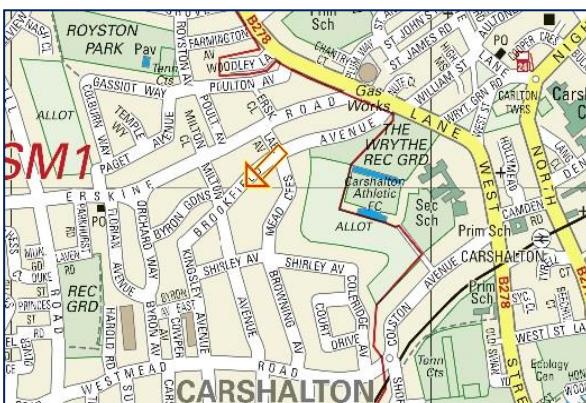
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G		



Council Tax - D

Local Authority: London Borough of Sutton
Tenure - Freehold



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