

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

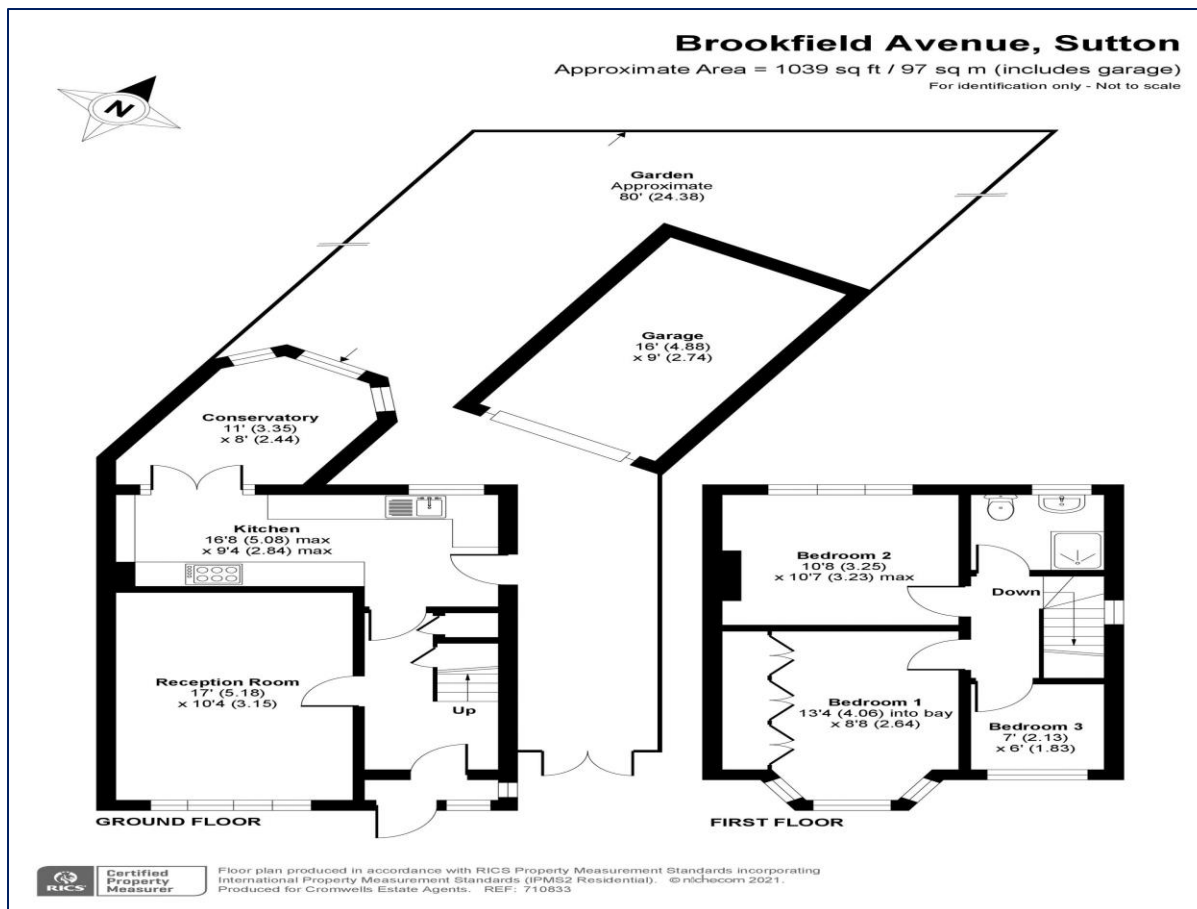
Rear garden extending to approx. 80ft.

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

To Front:

Large Driveway for Off Road Parking





Council Tax - D
Local Authority: London Borough of Sutton
Tenure - Freehold



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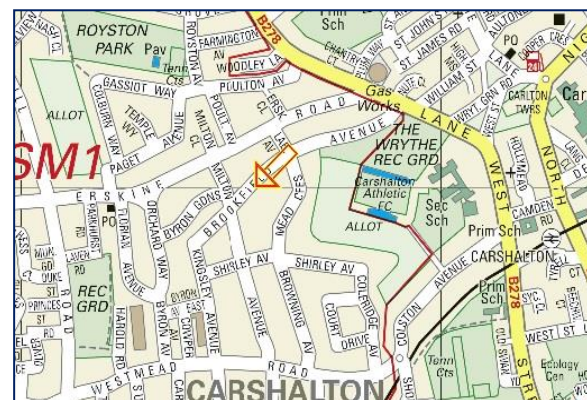


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81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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