



SILVERMAN
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 PROPERTY SPECIALISTS





73 Shirley Avenue

Sutton, SM1 3QT

Offers Over £775,000

Call today to book your appointment! Silverman Black is delighted to offer this completely reconfigured and substantially extended four bedroom semi detached house located in the heart of the ever-popular Poets Estate in Sutton. The current owners have largely redesigned the interior of the property, adding extensions behind the garage (enlarging the kitchen and adding a downstairs WC), to the rear of the house, creating a large family room with bi-fold doors to the rear terrace, and into the loft - forming a beautiful master bedroom suite with panoramic views, a stunning en-suite shower room and a dressing room/nursery area on the top floor! Added to the original accommodation, the property affords a welcoming entrance hall, a downstairs toilet, a large "through" lounge/dining room, the family room and a beautiful kitchen with hardwood work surfaces on the ground floor, with two generous bedrooms, a single bedroom and a refitted family bathroom on the middle floor and the master suite above! Externally, the attached garage has been partially converted for use as a utility room whilst still affording substantial storage facilities, there is off street parking for one/two vehicles, and the rear garden is a particular delight. Extending almost 70 ft in length, and backing onto allotments, steps from the rear patio lead down onto a mature lawn with well stocked surrounding borders but the garden also incorporates a useful 13'6 x 13'6 timber home office/playroom/gym. Every detail of the house exudes "quality" - with no expense being spared in the production of this stunning family home - so we strongly recommend booking a viewing! Call us today to arrange your appointment to visit.

- Viewing is highly recommended - so call today to book your appointment to visit
- Substantially extended by the current owners to double the size of the kitchen, add a downstairs WC, create a large family room with bi-fold doors to the rear garden and afford a beautiful master bedroom with en-suite shower room & dressing room area
- Accommodation incorporates a large "through" lounge/dining room, the family room, a bright & well equipped kitchen & a downstairs WC on the ground floor
- Two double bedrooms and a single bedroom/home office with a refitted family bathroom on the first floor, with the master suite upstairs
- Garage reconfigured for use as a utility room/storage facility, off street parking for two vehicles, mature 70 ft rear garden with a 13'6 x 13'6 playroom/home office/gym
- EPC rating: D (61/79); Freehold; Council Tax Band "E"
- Carshalton BR station 0.5 miles/10 minutes walk; numerous exceptional schools including St Philomena's, St Marys, Carshalton Girls, Carshalton College, Victor Seymour and The Harris Academy are all 5 - 15 minutes walk away
- A superb, quality property where the current owners have spared no expense upgrading and improving their home

