12 Coleridge Avenue, Sutton, Surrey, SM1 3RQ

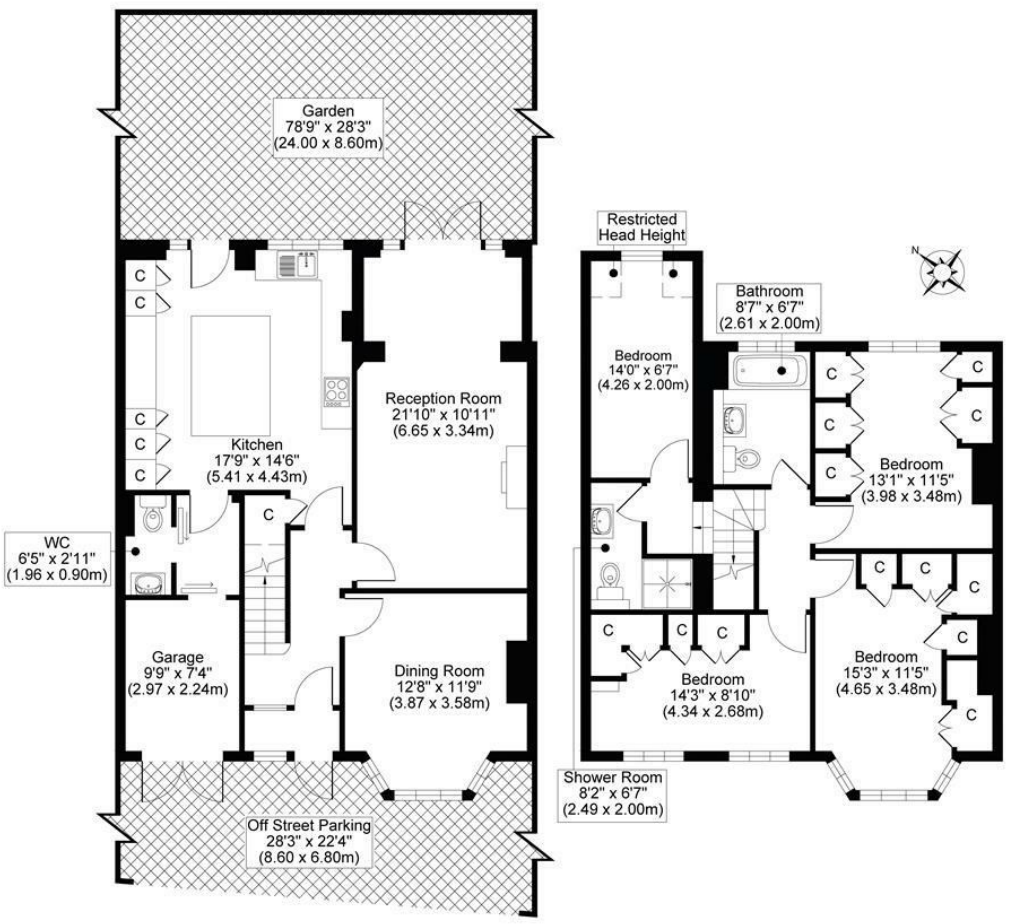
£3,200 Per Calendar Month

SILVERMAN BLACK
PROPERTY SPECIALISTS

COLERIDGE AVENUE, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT 1564 SQ.FT (145 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT 1484 SQ.FT (138 SQ.M)



GROUND FLOOR FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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12 Coleridge Avenue

Sutton, SM1 3RQ

£3,200 Per Calendar Month

- This charming four-bedroom semi-detached house on Coleridge Avenue is from available the middle of April 2026
- The property has recently been fully renovated with a brand new kitchen, flooring, bathrooms and windows
- Located in the a prime residential area close to Carshalton BR Station and main bus routes
- The garden features a large patio area, substantial decking, and a shed, providing plenty of space for leisure and storage
- The property offers off-road parking for two cars, with additional parking available for a third vehicle
- It is also ideally located near Carshalton Village and the esteemed St Philomena's School, making it perfect for families seeking a vibrant community
- EPC Rating "C"; Council Tax Band "E"
- Viewing is highly recommended

Located on the prestigious Poets Estate, this charming four-bedroom semi-detached house on Coleridge Avenue is now available for occupancy from the middle of April 2026. This impressive property is ideally located near Carshalton Village and the esteemed St Philomena's School, making it perfect for families seeking a vibrant community.

The house has been thoughtfully renovated and is finished to the highest of standards, in perfect decorative condition throughout. Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The newly fitted kitchen is a highlight of the home, combining high-quality craftsmanship with thoughtful, contemporary design. Completely refurbished from top to bottom, the home benefits from updated electrics and plumbing, new windows, and high-spec appliances, providing both comfort and peace of mind.

The property boasts two luxurious bathrooms, one featuring a bath and shower combination, while the other is equipped with a modern walk-in shower, ensuring convenience for all family members.

The garden features a large patio area, substantial decking and a shed, providing plenty of space for leisure and storage.

The property offers off-road parking for two cars, with additional parking available for a third vehicle. Furthermore, the convenience of Carshalton BR station nearby enhances the appeal of this lovely home. If you are looking for a turnkey property that feels brand new, while retaining a sense of warmth and character, call us today to arrange an appointment.