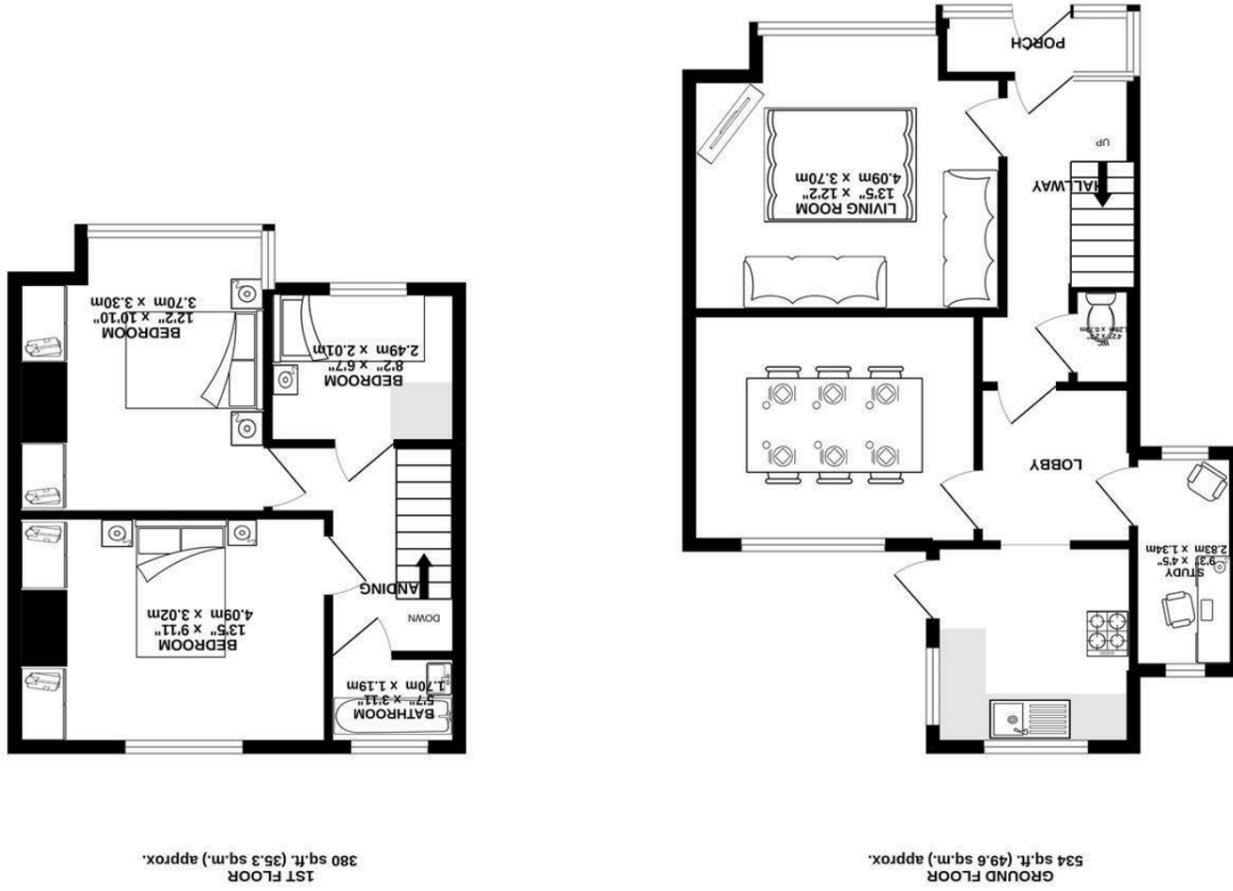


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





8 Kingsley Avenue

Sutton, SM1 3RF

Offers Over £550,000

Silverman Black are delighted to offer this extended, three bedroom, semi detached property to market. Set in the ever popular Poets Estate, only 0.7 miles (17 minutes walk) from Carshalton Village centre and BR Station and 1.0 miles from Sutton town centre and BR Station. Kingsley Avenue offers a fantastic starting point for someone looking to renovate and put their own stamp on a property with bags of potential for further extensions now or in the future, including loft, rear, side or a full wrap around extension (STPP). Internally, on the ground floor the property boasts two good proportioned reception rooms, currently separated by a stud partition wall meaning you could easily "open" the rooms to provide a great size living room, the previous kitchen is now the lobby leading to the study and kitchen extensions at the side and rear of the property respectively and the original under-stairs W.C. Upstairs is comprised of original two double bedrooms, a further single bedroom and the family bathroom. Externally there are mature gardens to the front and rear of the property with the front garden potentially affording space for two or three car parking spaces, while the east facing, back garden extends approximately some 100ft. If you are looking for location and potential then look no further! Call now to book your viewing appointment for the Open Day on Saturday 26th March on the office number 0208 773 2929

- Extended, three bedroom, semi detached property full of potential situated in the "Poets Estate"
- Scope for renovation and extension works (STPP)
- Easy access to local schools, Sutton town and Carshalton village centre and respective British Rail Stations
- Mature front garden affording potential for off-street parking
- Internally dated but fantastic space for a renovation project to turn into a lovely modern day family home
- A substantial east facing rear garden extending approximately 100ft
- EPC rating: TBC
- Open Day Saturday 26th March

