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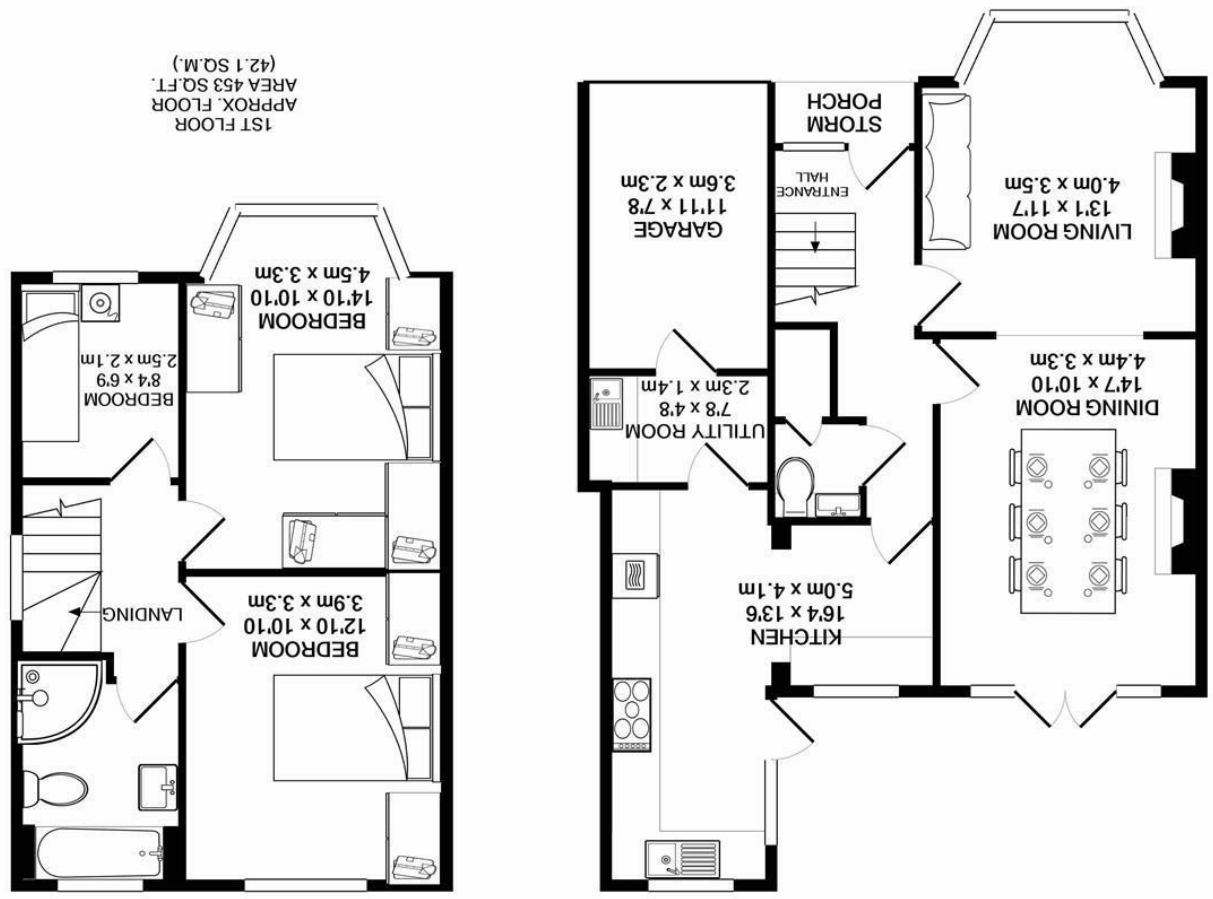
SILVERMAN BLACK
PROPERTY SPECIALISTS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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19 Browning Avenue, Sutton, Surrey, SM1 3QU **£1,800 Per Calendar Month**

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Sutton, SM1 3QU

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Available Immediately - Unfurnished. Silverman Black is delighted to offer this newly refurbished, extended three bedroom semi-detached house located on one of the Borough's most popular and sought after estates. The Poets Estate is a "destination of choice" for young families - affording access to a number of exceptional primary and secondary schools, whilst also being less than 10 minutes walk from Carshalton BR station (London Victoria from 28 minutes). The property, which has been extended to the rear and reconfigured on the ground floor offers fantastic living accommodation comprising two independent living areas, a fantastic "fully loaded" kitchen, a good size breakfast area and both a downstairs cloakroom and a self contained utility room. On the first floor, there are two double bedrooms, a generous single bedroom and a refitted, four-piece luxury bathroom. Externally, there is off street parking for two vehicles to the front of the house and a slightly truncated garage (ideal for storage & bikes) - but the rear garden is one of the features of the house! Extending just under 100 ft and enjoying a due westerly aspect, this will be an absolute sun-trap in the Summer - ideal for BBQs or al-fresco dining. Viewing is highly recommended.

- Available Immediately - Unfurnished
- A delightful refurbished and extended three bedroom semi detached house located on the ever popular Poets Estate
- Accommodation comprises a sizable entrance hall, separate lounge & dining rooms, a cloakroom, extended and luxury fitted kitchen/breakfast room and a self contained utility room on the ground floor
- Three generous bedrooms and a luxurious four-piece bathroom suite located on the first floor
- Off street parking for 2 cars, truncated garage/storage, roughly 100 ft west-facing rear garden - ideal for BBQs & al fresco dining
- EPC rating: E (52/80)
- Good access for several outstanding primary & secondary schools, c 10 minutes walk to Carshalton BR station
- Viewing highly recommended