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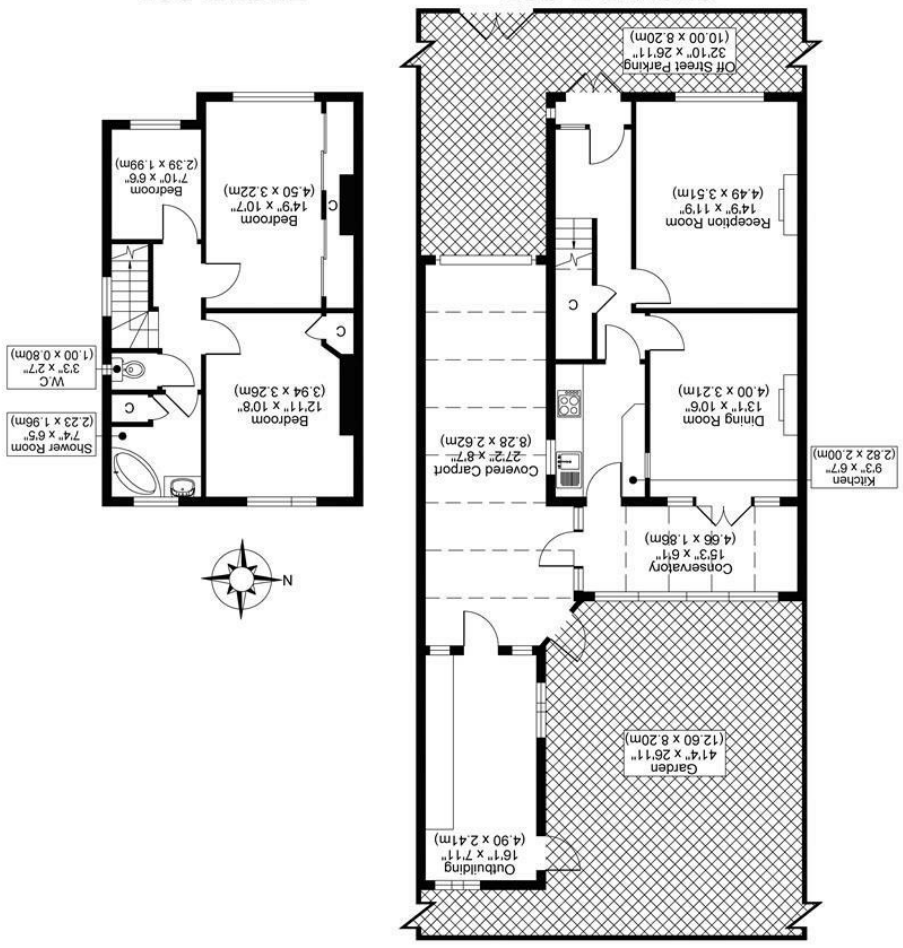
SILVERMAN BLACK
PROPERTY SPECIALISTS

WAVERLEY AVENUE, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING/COVERED CAR PORT 1439 SQ.FT (134 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING/COVERED CAR PORT 1063 SQ.FT (99 SQ.M)



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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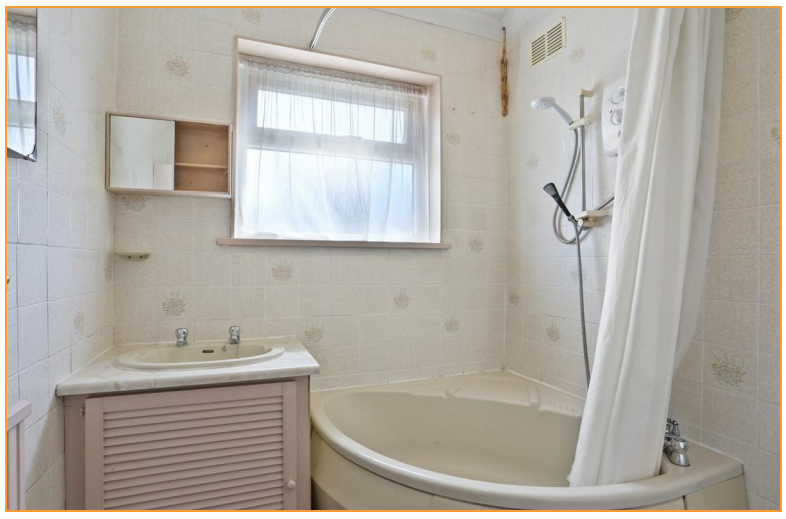
SILVERMAN BLACK
PROPERTY SPECIALISTS

51 Waverley Avenue, Sutton, SM1 3JX **Price Guide £575,000**



51 Waverley Avenue

Sutton, SM1 3JX

Price Guide £575,000

Silverman Black is delighted to offer this three bedroom semi detached house, conveniently positioned in a quiet residential cul-de-sac off Angel Hill and only about half a mile from Sutton town centre. While needing modernisation throughout, the property does afford fantastic potential to refurbish into a stunning family home. The ground floor is comprised of the original kitchen, living and dining rooms and benefits from a conservatory extension which provides integral access the garage/car port and outbuilding in the garden, whilst upstairs there are three good size bedrooms (two doubles and a single) and separate bathroom and W.C. facilities. The property affords great potential for extension (STPP) to the side, the rear or into the loft. Externally the property currently has an attached single garage/car port, off road parking for one further car and pretty front and the rear, east facing, garden extends over 40 ft and is comprised of a patio accessed off the conservatory and a good sized lawn. Sutton Common BR Train Station is under 10 min walk away (approx. 0.3 miles), and there are bus routes at the end of the road on Angel Hill with buses running to Worcester Park, Belmont, Sutton and the N44 route running to Trafalgar Square and London victoria Stations. St Hellier Hospital is 0.9 miles distance and walkable in under 20 mins while local educational facilities All Saints Benhilton Primary, Glenthorne High School and Greenshaw High School are all within a miles radius. Viewing is highly recommended.

- 3 bedroom semi-detached property on quiet cul-de-sac, half a mile from Sutton Town Centre.
- Property requires updating and course of modernisation but with plenty of potential (STPP) to extend the rear, side and/or loft.
- Off Street parking for one car, garage/car port for additional parking, front garden and 40 ft east facing rear garden
- Under a mile from Sutton Common BR Station and local bus routes accessing Central London and local towns. Walking distance to St Hellier Hospital and Sutton Town Centre
- All Saints Benhilton Primary, Glenthorne High School and Greenshaw High School are all within a miles radius.
- Fantastic potential to refurbish into a stunning family home.
- EPC rating: D (Current 60 - D, Potential 76 - C); Freehold; Council Tax Band "E";
- No onward chain!
- Call Today to Book your appointment