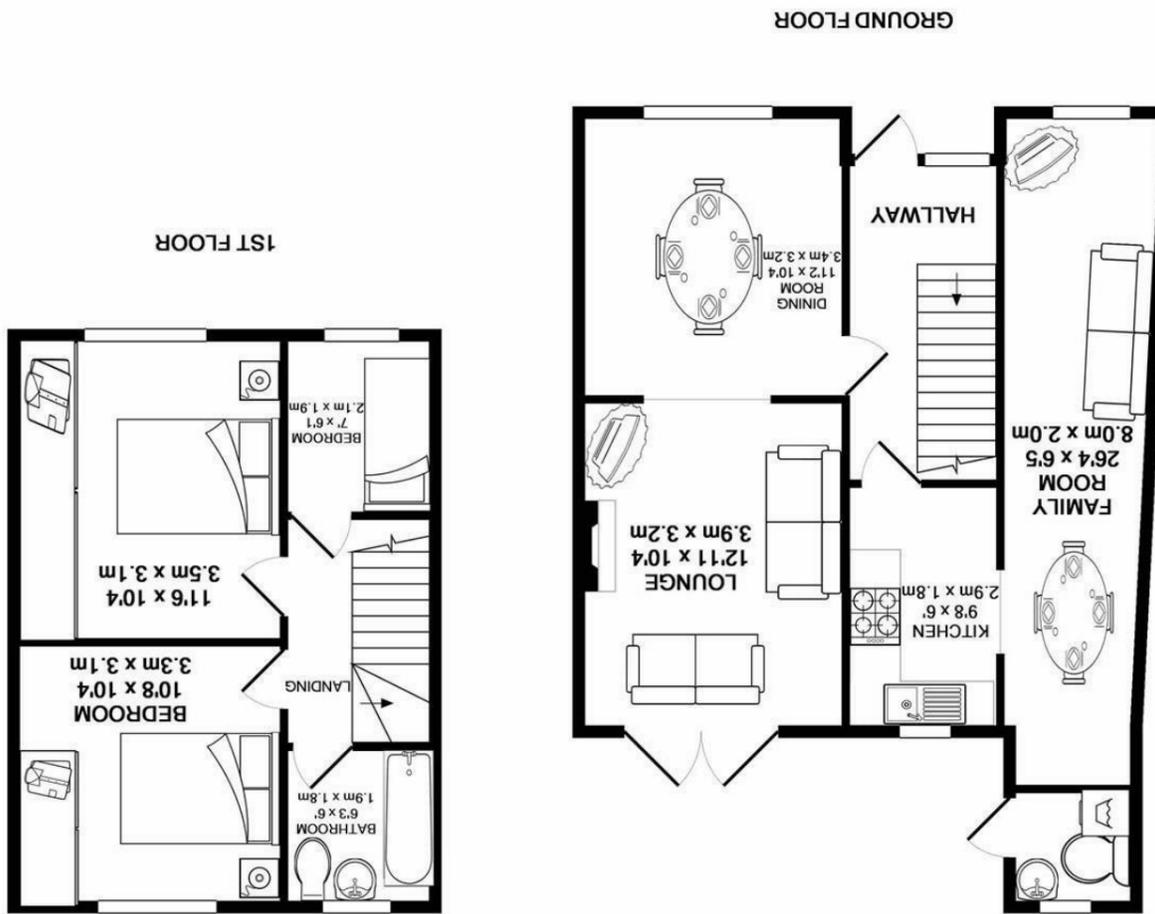


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## 34 Erskine Road

SUTTON, SM1 3BQ

£1,450

Silverman Black is truly delighted to offer this extended 3/4 bedroom semi detached house located on the borders of the Poets Estate. The property has no chain and is within a 15 minute walk of Carshalton BR station. To the side the garage has been converted into a useful home office/gym/fourth bedroom, with a downstairs cloakroom/WC. There is a useful utility room next to the kitchen. Upstairs there are two good size double bedrooms, a single bedroom and a family bathroom - whilst externally the property has off street parking for two/three vehicles to the front and a pleasant rear garden, extending some 60 ft with a decked pergola area and a shed to the rear of the garden. Further potential for extension is afforded both in the loft void and over the side extension, subject to planning consent. Carshalton BR station is 0.7 miles way, offering 4 fast trains per hour to London Victoria, whilst several excellent local schools are also close at hand (St Philomena's, St Marys Primary & Sutton Grammar are all less than 1 mile distant). Viewing of this lovely home is very highly recommended

