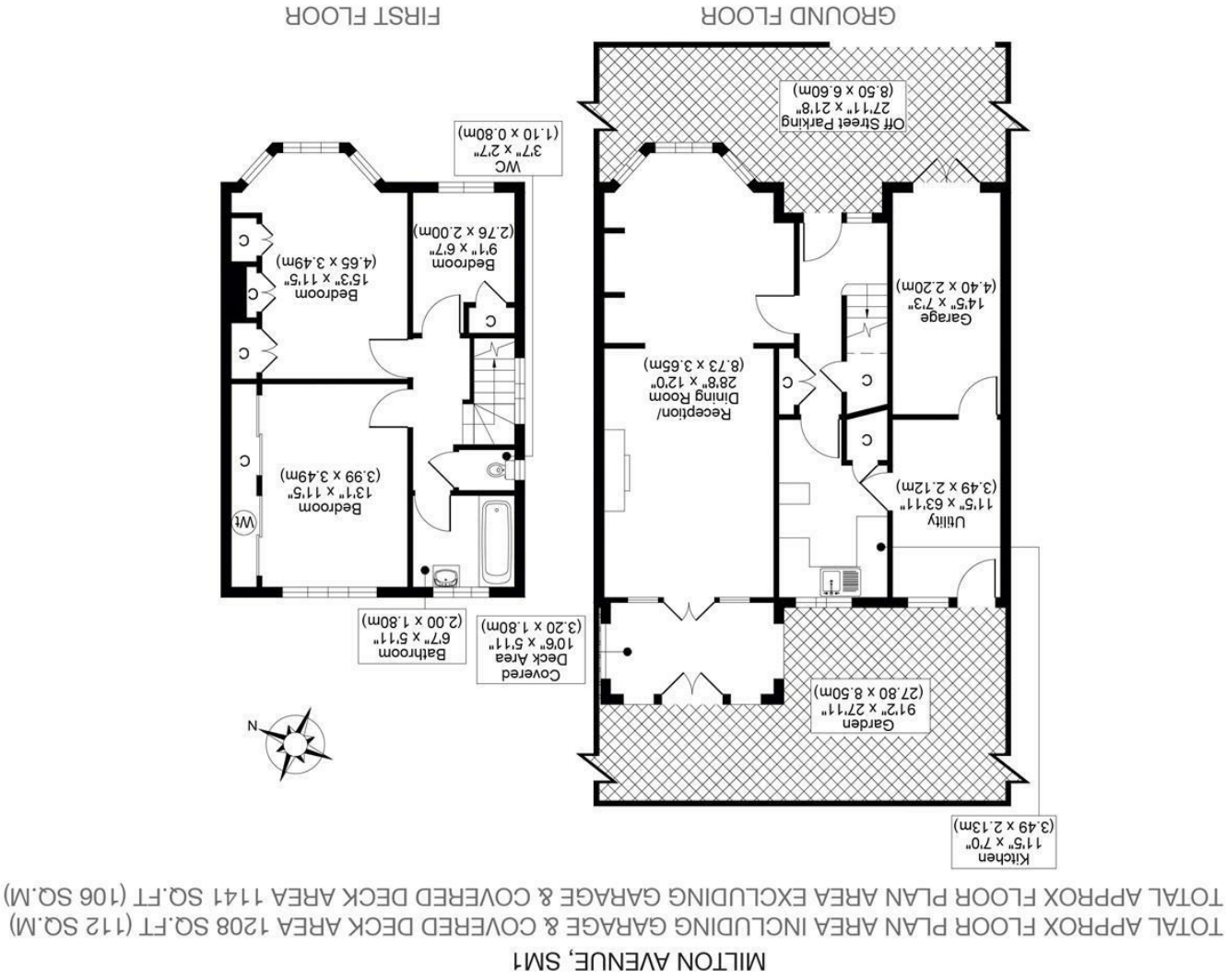


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





21 Milton Avenue

Sutton, SM1 3QB

Price Guide £675,000

Silverman Black is delighted to offer this spacious three bedroom semi-detached house located in the heart of the Poet's Estate in Sutton. The house is presented in largely it's original configuration with accommodation comprising a good size entrance hall, separate reception rooms and a kitchen on the ground floor, with two double bedrooms, a single bedroom, bathroom and separate WC on the first floor level. There is a good size utility room addition located directly to the rear of the garage, which could be incorporated into the main body of the house - which would more than double the size of the current kitchen - whilst there is potential for extension at this property across the rear of the ground floor, over the garage or into the substantial loft void (STPP). Externally, the property has a good size front garden and a driveway for one vehicle positioned in front of the attached garage, whilst the rear garden is a particular feature! Measuring over 90 ft by 27 ft and enjoying a sunny westerly aspect, the garden is perfect for kids, pets, BBQs and family parties! The property does, in truth, require a programme of modernisation & refurbishment - but with extended semi's on the estate selling for substantially higher figures in recent years, this is an opportunity for someone to put their own "stamp" on a blank canvass. In terms of facilities, Carshalton BR station is roughly 10 minutes walk away (0.5 miles) - offering frequent fast trains into Clapham Junction and London Victoria - whilst the wider Borough of Sutton has been recently named as one of the very best areas for Education within London - with five Grammar Schools located with a 3.5 mile radius, together with many excellent Independent, Private and State Schools. The shops, bars and restaurants of Carshalton Village are only a mile away, with fuller retail facilities in Croydon & Sutton. Viewing of this exceptional potential family home is highly recommended - so book your appointment to visit today!



- Silverman Black is delighted to offer this spacious three bedroom semi-detached house located in the heart of the Poet's Estate
- Accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Two Double Bedrooms, Single Bedroom, Bathroom & Separate WC
- Externally there is off street parking for one vehicle and a good size front garden, a single attached garage and a huge (90 ft+) west facing rear garden
- Double Glazing, gas/radiator central heating
- Masses of potential for extension (STPP) to the rear, over the garage, into the loft, garage conversion
- Vacant Possession - the property does require some updating & modernisation
- Freehold; EPC Rating "D" (67/80); Council Tax Banding "E"
- 0.5 miles/10 minutes walk to Carshalton BR station - affording frequent fast trains to London Victoria in about 30 minutes
- Access to all of the Borough's award winning Educational facilities including 5 Grammar Schools & many excellent Private, Independent and State schools
- Viewing very strongly recommended - so call today to book your appointment!

