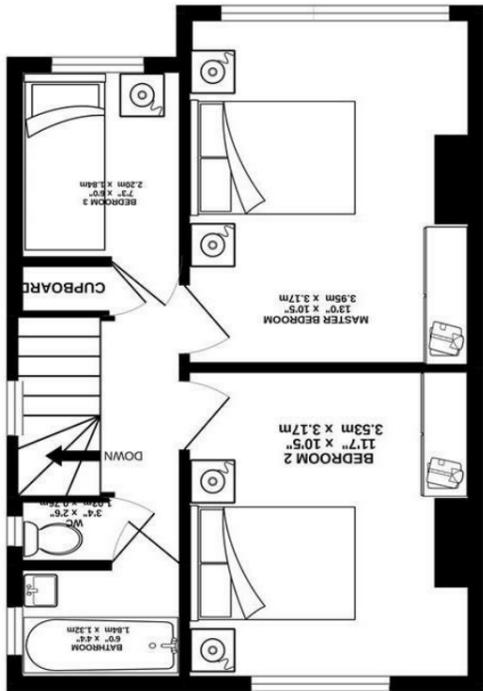
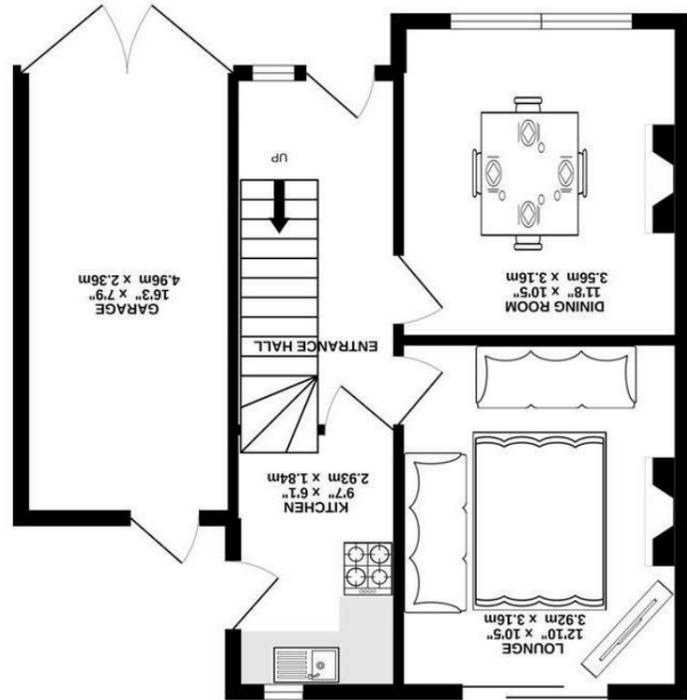


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 : 893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## 22 Paget Avenue

SUTTON, SM1 3BE

Offers Over £500,000

Open Day - Saturday 7th May - Call today to book your appointment. Silverman Black is delighted to offer this well maintained three bedroom semi-detached house located in a popular and sought after residential area, with vacant possession and no onward chain. Still in its original configuration, the accommodation comprises a good size entrance hall, two independent reception rooms and a small kitchen facility on the ground floor, with two double bedrooms, a single bedroom, bathroom and separate WC on the upper level. In truth, the property does (as the photos will suggest) need a program of refurbishment and modernization - but, with the garage alongside the house, the property offers huge potential for extension as well. The two neighbouring houses have both been massively extended - with two storey side and part rear extensions on one side, and a full width "wrap around" addition on the other! In addition many properties in the area have added loft rooms & additional bathrooms - so there is the standard allowances under "permitted development" and ample precedent which would suggest that substantial further extension would be possible. Externally, the front garden would offer off street parking for three vehicles, there is a pre-fab garage attached to the side, whilst to the rear, the back garden extends around 75 ft and enjoys a sunny southerly aspect - perfect for BBQs, parties and al-fresco dining in the summer months! So - if you're looking for something to "put your stamp on" - book your appointment today! This one won't be around for long!



- Open Day - Saturday 7th May 2022
- A charming three bedroom semi detached house , located on a popular and sought after residential street
- Current accommodation comprises: Entrance Hall, lounge, separate Dining Room, Kitchen, two Double Bedrooms, one Single Bedroom, Bathroom & separate WC
- Externally, front garden (which could offer off street parking for 3 vehicles STPP), attached single garage, 75 ft rear garden with a sunny southerly aspect
- Needing a program of modernisation & refurbishment but affording huge potential for extension (STPP)
- EPC rating: D
- Viewing very highly recommended - so book your appointment today
- Vacant Possession - no onward chain

