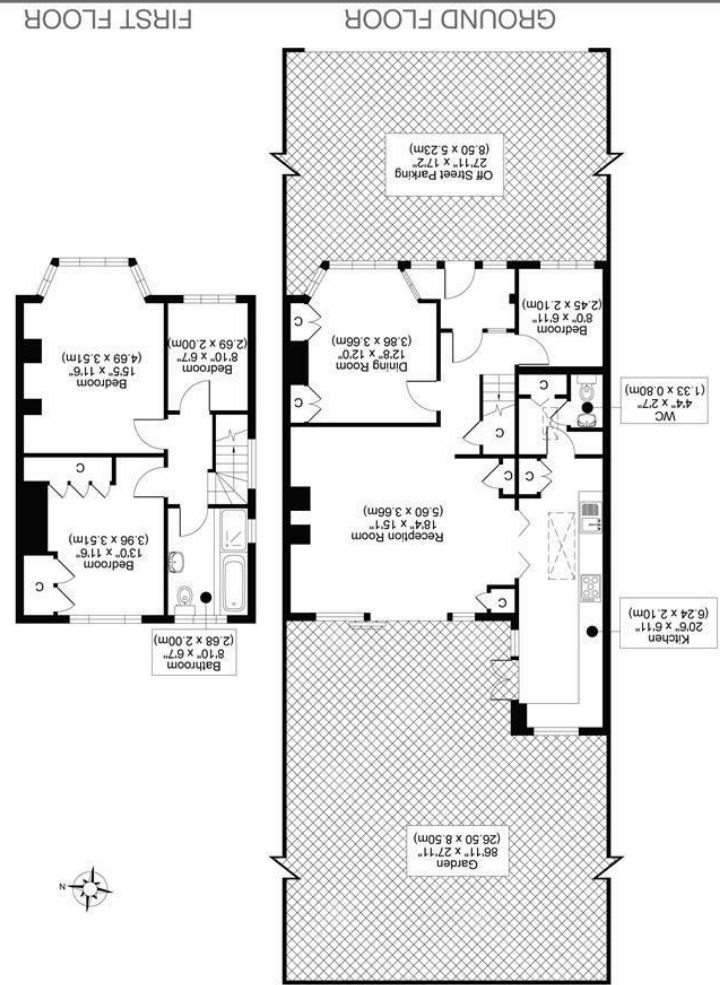


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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BROWNING AVENUE, SM1  
TOTAL APPROX FLOOR PLAN AREA 1278 SQ.FT (119 SQ.M)

SILVERMAN  
BLACK  
PROPERTY SPECIALISTS







## 21 Browning Avenue

Sutton, SM1 3QU

Offers Over £650,000

Silverman Black is delighted to offer this much extended and expertly reconfigured four bedroom semi detached house, located at the heart of the ever popular Poet's Estate in Sutton. Only a half mile walk (c 10 mins) from Carshalton BR station and within easy striking distance of a number of the Borough's excellent primary and secondary schools, the property offers flexible ground floor living accommodation - ideal for a growing family - which comprises of an enclosed storm porch, a welcoming entrance hall, the original living room (currently used as a dining room or playroom), a large living room (combining the original dining room and kitchen), a garage conversion to create a fourth bedroom/study and a cloakroom and utility, whilst the "fully loaded" kitchen is housed in a substantial rear extension with independent access to the rear terrace. Upstairs there are two double bedrooms, a good size single bedroom and a refitted luxury family bathroom. There is, in addition, fairly clear potential for further extension (STPP) both on top of the original garage and into the loft - should further accommodation be required. Externally, there is a large private block-paved parking area for 2-3 vehicles to the front of the house - whilst the rear garden extends around 85 ft and enjoys a sunny westerly aspect - perfect for summer BBQs, parties, a play area for the kids, or just enjoying a quiet glass of wine after a busy day! In our opinion, the perfect combination of accommodation and location - ideal for both families and commuters alike. Viewing is very strongly recommended - so call today to book your appointment.



- A much extended and substantially reconfigured four bedroom semi detached family home located in the heart of the Poets Estate
- Extensive ground floor accommodation comprising two large independent reception rooms, study/bedroom 4, utility room, cloakroom and a rear extension housing a luxury kitchen with granite work surfaces
- Three good size bedrooms, refitted luxury family bathroom with ample potential for further extension into the loft or over the garage (STPP)
- Off street parking for 2-3 vehicles and a stunning 85 ft west facing rear garden - ideal for both kids and family BBQs
- Full double glazing & central heating
- EPC rating: D (64/65) from 2011
- Ideally located for access to Carshalton BR station (0.5 miles), St Philomenas (0.5 miles), St Marys RC Primary (0.4 miles), Manor Park & Sutton Grammar School (0.7 miles)
- Viewing very highly recommended - so book your appointment today

