



15 Farmington Avenue, Sutton, SM1 3PT

£460,000



This bright and spacious family home has been modernised and maintained to a very high standard internally and externally. This wonderful home is ideally located for a number of outstanding schools as well as Sutton & Carshalton's excellent transport links, recreational facilities and open spaces.

Entering the property via the enhanced entrance porch you have a front aspect living room with wall mounted TV settings, recessed chimney display & spot lighting. The Kitchen is bespoke in design & finished in white high gloss. With eye and base level spot lighting and LED lights. There is excellent food preparation and storage space with integrated appliances including wine cooler, wood flooring and stainless steel sink. The versatile full width family room / dining room is extremely bright and adaptable, with wood flooring, plantation blinds, surround sound and direct garden access.

On the first floor are three family size bedrooms, the master is front facing with sharps fitted wardrobes and all are neutrally decorated. The family

