

# Butler's

thoughtful estate agency



Florian Avenue  
Sutton, SM1 3QH

Guide price £525,000





# Florian Avenue

Sutton, SM1 3QH

GUIDE PRICE £525,000 - £550,000 Boasting a two storey extension to the side, this pretty 3 bedroom semi-detached family home has so much to offer. Situated in the ever popular Poets Estate, on an extremely convenient road, you are on the doorstep of fabulous amenities, open spaces, schools and transport links. Florian Avenue will surpass your expectations, as it's just a short distance to Sutton and Carshalton, with you having excellent schooling close by. Sutton & Carshalton stations are a short walk away and provide quick links into the City - you'll be from your sofa to London in under an hour. Outside, there are 2 defined spaces; a garden where you can enjoy a good book, catch some rays or have friends over, whilst to the side, there is a large area acting as an extension of your garden or for storage - it could even house an outbuilding if you would like a home office or gym. Inside your home, you can't fail to be impressed by the amount of space, as this is a house that has been remodeled from the original layout to now be a thoroughly modern place for families - and being in the sort of condition you can just unpack your bags and move straight in, whilst having the potential to update to taste. Upstairs, there are three bedrooms and a huge family bathroom for maximum convenience, whilst on the ground floor there is a good degree of versatility so be prepared to be impressed, with a fabulous, light and airy through lounge/diner, perfect for relaxing and entertaining alike. If the latter appeals, the fantastic kitchen is far larger than in other houses of this period, meaning you can cook up a storm as you have plenty of worktop area. From the front, this handsome house will be everything you've dreamed of, with the icing on the cake being the driveway, providing off-street parking.

## GROUND FLOOR

### Hallway







Living/Dining Room  
24'11 x 10'6 (7.59m x 3.20m )

Kitchen  
14'1 x 8' (4.29m x 2.44m)

## FIRST FLOOR

Landing

Bedroom  
13'9 x 10'9 maximum (4.19m x 3.28m maximum)

Bedroom  
10'9 x 10'9 maximum (3.28m x 3.28m maximum)

Bedroom  
6'11 x 6'1 (2.11m x 1.85m)

Bathroom  
13'1 x 7'7 (3.99m x 2.31m)

## OUTSIDE

Rear Garden

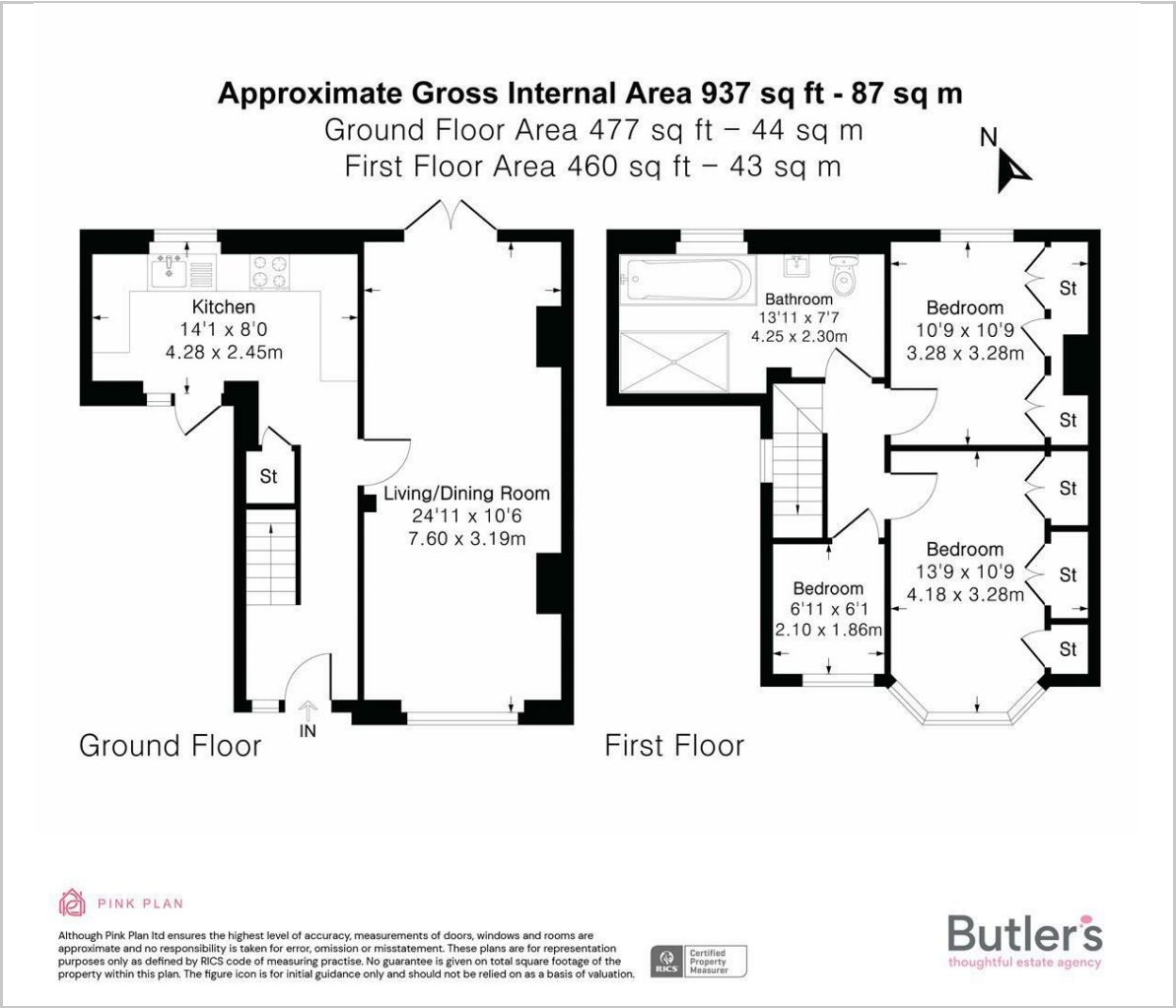
Large Side Terrace

Front Driveway





Floor Plan

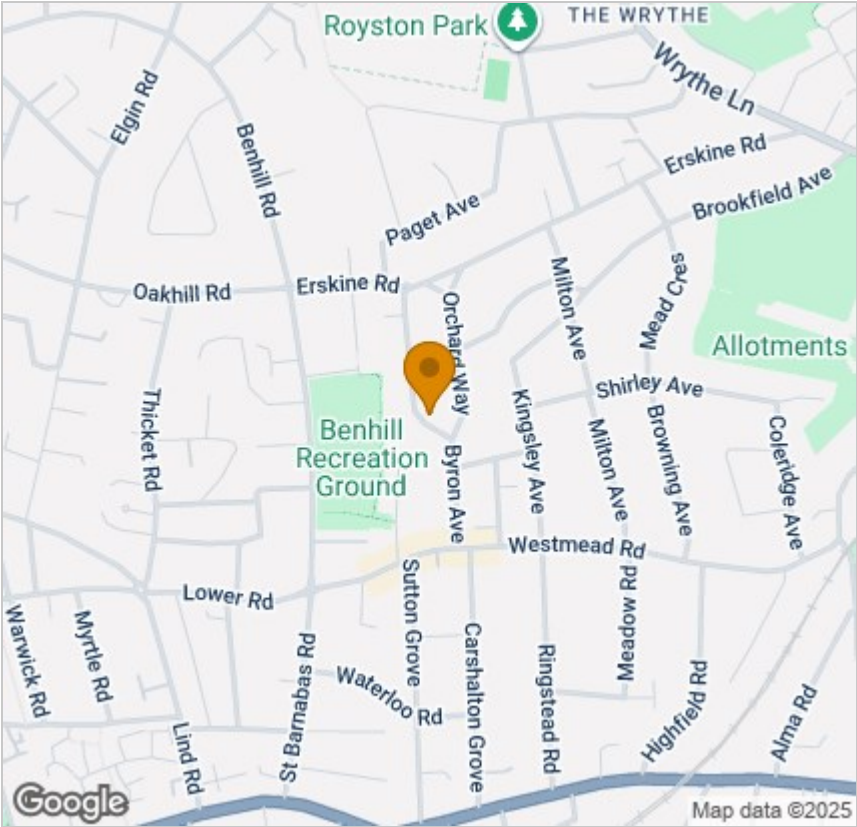


Viewing

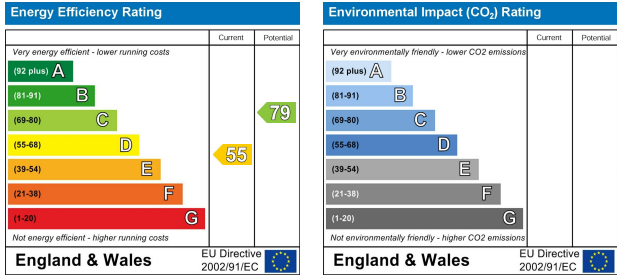
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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