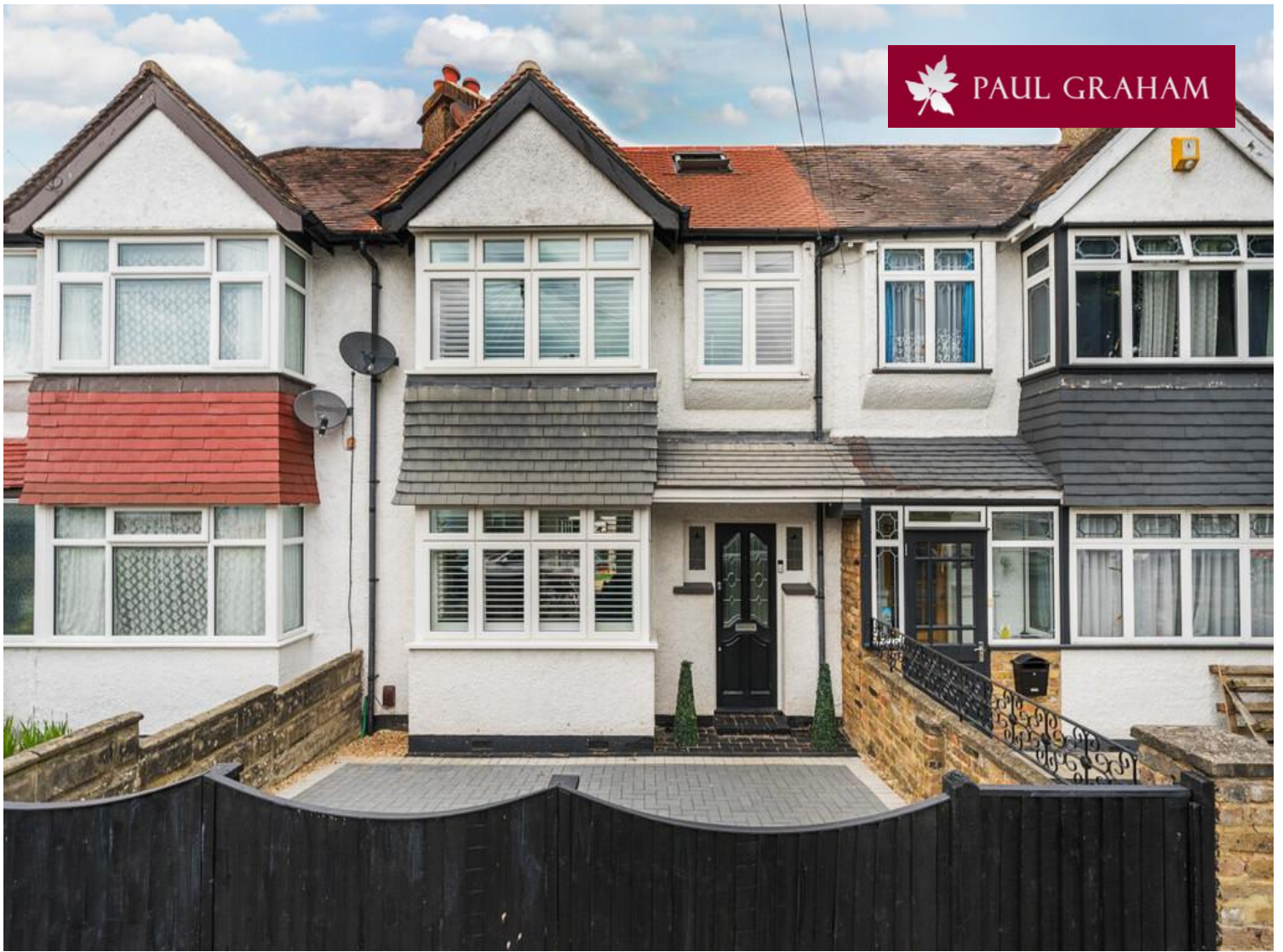




PAUL GRAHAM

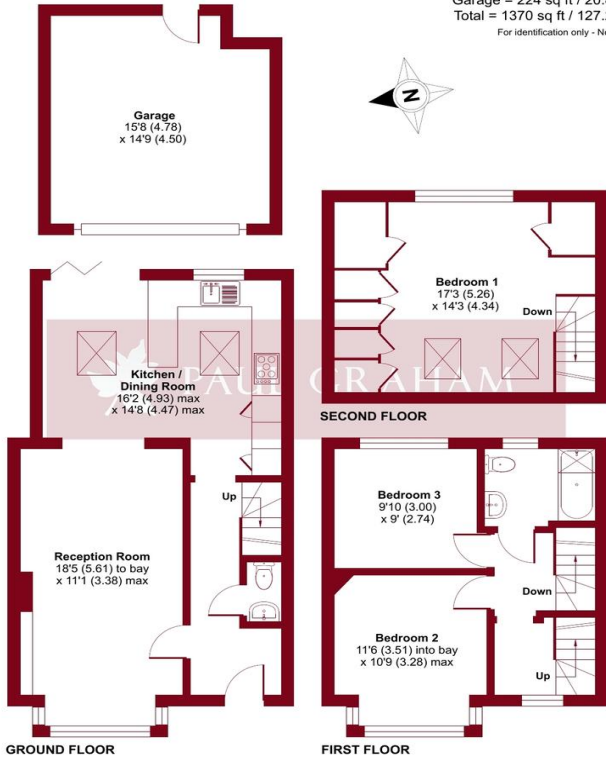


30 Poulton Avenue, Sutton, SM1 3PY | **Guide Price £585,000 Freehold**

Nestled on the sought-after Poulton Avenue, this stunning three-double-bedroom home has been extended to the rear and into the loft, offering an abundance of space and contemporary living. Immaculately presented throughout, the property boasts a large through lounge, a sleek and modern open-plan kitchen diner, a convenient downstairs cloakroom/WC and stylish family bathroom. The landscaped rear garden, complete with a large garage, provides a perfect outdoor retreat, complementing the stylish interiors.

Poulton Avenue, Sutton, SM1

Approximate Area = 1146 sq ft / 106.4 sq m
 Garage = 224 sq ft / 20.8 sq m
 Total = 1370 sq ft / 127.2 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 18' 5" x 11' 1" (5.61m x 3.38m)

KITCHEN/DINER 16' 2" x 14' 8" (4.93m x 4.47m)

WC

GARDEN

GARAGE 15' 8" x 14' 9" (4.78m x 4.5m)

LANDING

BEDROOM 2 11' 6" x 10' 9" (3.51m x 3.28m)

BEDROOM 3 9' 10" x 9' 0" (3m x 2.74m)

BATHROOM

BEDROOM 1 17' 3" x 14' 3" (5.26m x 4.34m)

VENDOR SUITED, COMPLETE CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Paul Graham. REF: 1228822



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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