



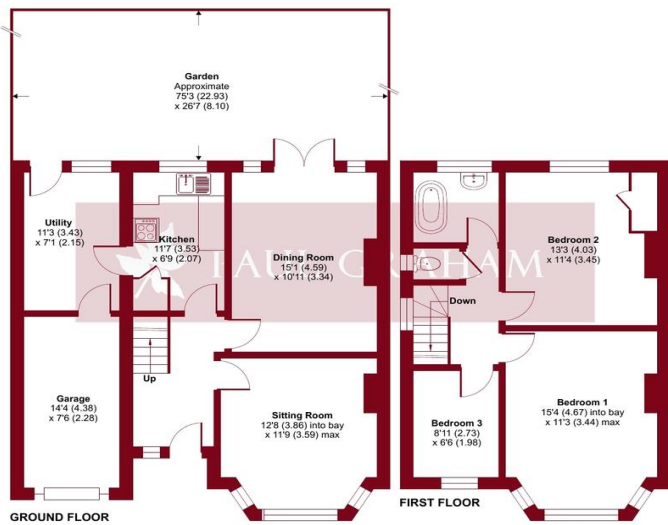
## 20 Shirley Avenue, Sutton, SM1 3QT | **Guide Price £600,000 Freehold**

A charming three-bedroom semi-detached home requiring full modernisation, ideally positioned in the highly coveted Poets Estate. This well-proportioned property offers fantastic potential for those looking to create their ideal family home. With its generous layout and desirable location, the property serves as the perfect blank canvas for any new owner to put their own stamp on and truly make it their own. Offered to the market with no onward chain.



## Shirley Avenue, Sutton, SM1

Approximate Area = 1060 sq ft / 98.4 sq m  
Garage = 104 sq ft / 9.6 sq m  
Total = 1164 sq ft / 108 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**SITTING ROOM** 12' 8" x 11' 9" (3.86m x 3.58m)

**DINING ROOM** 15' 1" x 10' 11" (4.6m x 3.33m)

**KITCHEN** 11' 7" x 6' 9" (3.53m x 2.06m)

**UTILITY ROOM** 11' 3" x 7' 1" (3.43m x 2.16m)

**GARAGE** 14' 4" x 7' 6" (4.37m x 2.29m)

**GARDEN** 75' 3" x 26' 7" (22.94m x 8.1m)

**BEDROOM 1** 15' 4" x 11' 3" (4.67m x 3.43m)

**BEDROOM 2** 13' 3" x 11' 4" (4.04m x 3.45m)

**BEDROOM 3** 8' 11" x 6' 6" (2.72m x 1.98m)

## BATHROOM

## WC

## OFF ROAD PARKING

## NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1388824. © nchecom 2020.



**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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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