

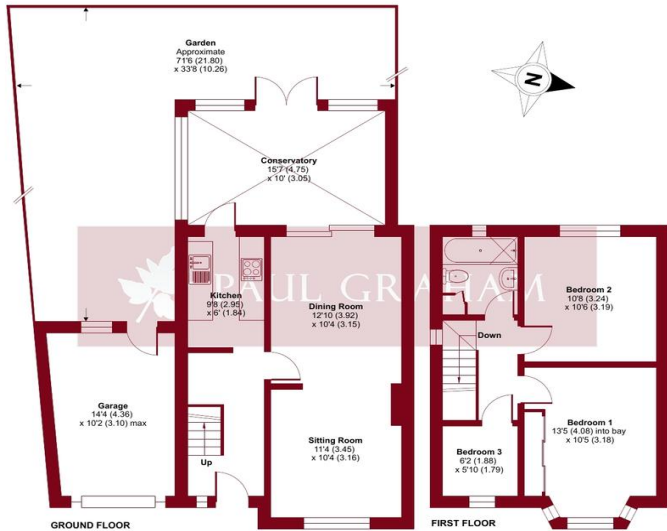
## 15 Florian Avenue, Sutton, SM1 3QH | **Guide Price £550,000 Freehold**

A three-bedroom semi-detached house occupying a generous plot, offering excellent potential to extend and create a larger family home (STPP). Situated on Florian Avenue, a popular residential road known for its central location close to transport links and well-regarded schools, making it ideal for families. The property is currently habitable but would benefit from remedial and modernisation works throughout. The property is offered to the market with no onward chain!



## Florian Avenue, Sutton, SM1

Approximate Area = 967 sq ft / 89.8 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 1104 sq ft / 102.5 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**SITTING ROOM** 11' 4" x 10' 4" (3.45m x 3.15m)

**DINING ROOM** 12' 10" x 10' 4" (3.91m x 3.15m)

**KITCHEN** 9' 8" x 6' 0" (2.95m x 1.83m)

**CONSERVATORY** 15' 7" x 10' 0" (4.75m x 3.05m)

**GARDEN** 71' 6" x 33' 8" (21.79m x 10.26m)

**GARAGE** 14' 4" x 10' 2" (4.37m x 3.1m)

**BEDROOM 1** 13' 5" x 10' 5" (4.09m x 3.18m)

**BEDROOM 2** 10' 8" x 10' 6" (3.25m x 3.2m)

**BEDROOM 3** 6' 2" x 5' 10" (1.88m x 1.78m)

**BATHROOM**

**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: 1407902. © nrichcom 2026.



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             |         | 80 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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