Florian Avenue, Sutton, Surrey, SM1

- Semi detached house with 3/4 bedrooms
- 4th bedroom in converted garage
- Beautiful private garden
- Very sought after “Poets Estate” location
- Immaculate condition

If you are buying to let, please note that some properties in this area are subject to a private rental licensing scheme. Please contact us for further information.
What the owner says...

"We moved here 18 years ago and for us it was all about the location. It’s perfect for schools yet also had 2 stations less than a mile away so was ideal for accessing London quickly and easily. Since living here we have done vast amounts of work including converting the garage into what we use as our 4th bedroom. We installed a new kitchen and bathroom and knocked through the lounge and dining room to create a lounge/diner instead and made the conservatory into a sitting room which has made the world of difference as we tend to spend all our time out there as it opens up onto the kitchen. We have had so many happy years here but now that our children are older, it’s time for us to relocate out of the area."

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Houses in this area don’t come up often and when they do they rarely hang around. The well regarded “Poets Estate” location, spacious rooms and proximity to good schools makes it an ideal choice for families and with the amenities on the doorstep as well as superb transport links, it’s easy to see why. The lounge/diner is a brilliant size that is flooded with natural light and has lots of room for sofas and for all the family to relax in. However when you see the additional sitting room at the rear, you are sure to spend most of your time here and really make it the hub of the home. Impressive dimensions and opening up onto the kitchen, it’s the ideal place for entertaining and socialising. On those warm days, you can open the doors onto the garden and enjoy some fresh air and sunshine. The kitchen itself is a brilliant size with space for getting stuck into the recipe books and rustling up a bite to eat. There is ample units and work-top space so any chef will feel right at home here. Upstairs the bedrooms are all a good size and there is even the 4th bedroom downstairs in the former garage which could also be used as a play room/family room. When it’s time for some sunshine, there’s no better place than outside in the impressive garden where you can enjoy gossiping long into the night over a glass of wine on the patio as the kids tire themselves out on the lawn. Incredibly private and peaceful, it’s ideal for family life."
GROUND FLOOR

Entrance Hall

Lounge Area
11'10 x 10'7 (3.61m x 3.23m)

Dining Area
12'9 x 10'7 (3.89m x 3.23m)

Sitting Room
16'7 x 10'9 (5.06m x 3.28m)

Kitchen
17'8 x 8'9 (5.39m x 2.67m)

Breakfast Area
9'7 x 6'0 (2.92m x 1.83m)

Bedroom 4/Former Garage
17'8 x 7'2 (5.39m x 2.19m)

FIRST FLOOR

Landing

Bedroom 1
13'5 into bay x 10'5 into fitted wardrobes (4.09m x 3.18m)

Bedroom 2
10'6 x 10'5 (3.20m x 3.18m)

Bedroom 3
6'3 x 6'2 (1.91m x 1.88m)

Shower Room
6'7 x 6'0 (2.01m x 1.83m)

OUTSIDE

Rear Garden

Front Garden

Driveway
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

*Through our partnership with Homewise we can offer a simple ‘Home For Life Plan’ which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk

**Nearest Schools**

Primary Schools: St Mary’s RC Junior School 0.7 miles, Robin Hood Junior School 0.7 miles, All Saints Benhilton CofE Primary 0.8 miles

Secondary Schools: Carshalton High School for Girls 0.7 miles, Greenshaw High School 0.7 miles, Sutton Grammar School for Boys 0.7 miles

**Transport Information**

Train Stations: Carshalton 0.9 miles, Sutton Common 1.0 miles, Sutton 1.1 miles

Underground: Morden 3.6 miles, South Wimbledon 4.0 miles, Tooting Broadway 4.0 miles

**Directions**

For directions to this property please contact us.

**Address**

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SUTTON

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