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RICS

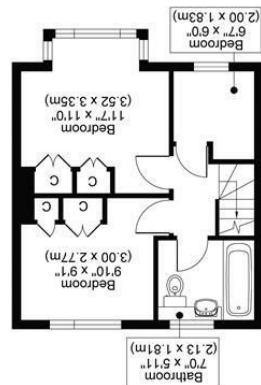
The Property Ombudsman

CHRISTIES

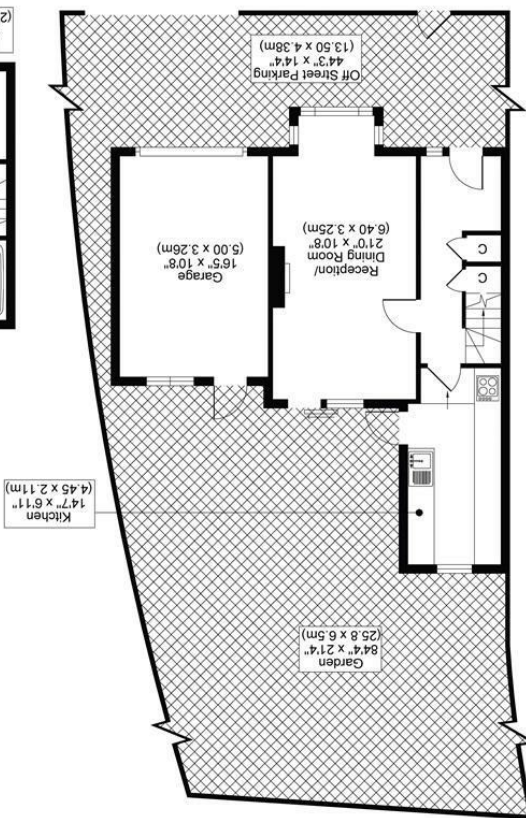
optica MEDIA optica.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR



GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 926 SQ.FT (86 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 745 SQ.FT (69 SQ.M)

POULTON AVENUE, SM1



CHRISTIES





GUIDE PRICE £500,000 - £525,000

A WONDERFUL OPPORTUNITY TO PURCHASE THIS 3 BEDROOM END OF TERRACE FAMILY HOME LOCATED WITHIN 0.7 MILES OF CARSHALTON STATION AND 1.3 MILES OF SUTTON TOWN CENTRE WITH A HOST OF AMENITIES INCLUDING OUTSTANDING SCHOOLS, SHOPS, RESTAURANTS AND LEISURE FACILITIES.

THE GROUND FLOOR COMPRISES OF OPEN PLAN LOUNGE/DINER WITH ACCESS OUT ONTO THE FANTASTIC SOUTHERNLY FACING GARDEN AND KITCHEN. UPSTAIRS YOU ARE PRESENTED WITH THREE BEDROOMS AND A BATHROOM. THE PROPERTY ALSO INCLUDES OFF ROAD PARKING AND A GARAGE.

CALL OUR EXPERIENCED SALES TEAM TODAY TO ARRANGE A VIEWING ON 0208 643 7777.

- 3 BEDROOM END OF TERRACE
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SCHOOLS AND TRANSPORT LINKS
- COUNCIL TAX BAND D
- EPC RATING D

