



Colburn Way, Sutton, Surrey, SM1 3AU
Guide Price £595,000

NO CHAIN. Positioned in a convenient Sutton residential location close to the popular Poet's Estate. We are pleased to offer this nicely presented 3 bedroom Semi Detached family home with ground floor extension. The property also has off street parking to the front and a West Facing large rear garden & outbuilding providing extra benefits. Carshalton mainline station is also within walking distance, as are local schools and amenities.



***NO CHAIN *Extended Accommodation**
***West facing Large Rear Garden with Large Outbuilding**
***Off street parking to front**

Storm porch

Front door leading to:

Entrance Hall

Storage cupboards, doors to:

Reception Room - 11' 8" x 10' 6" (3.55m x 3.20m)

Front aspect

Dining Room - 12' 10" x 10' 6" (3.91m x 3.20m)

Rear aspect, open through to kitchen and utility area

Ground floor WC

Leading from Entrance Hall

Utility Area - 6' 2" x 6' 1" (1.88m x 1.85m)

Leading from dining room

Kitchen - 9' 6" x 9' 2" (2.89m x 2.79m)

Rear aspect, leading from dining room, doors through to conservatory

Conservatory - 9' 5" x 5' 11" (2.87m x 1.80m)

Rear aspect, doors out to garden



Stairs up to first floor landing

Doors to:

Bedroom 1 - 13' 7" x 10' 7" (4.14m x 3.22m)

Front aspect

Bedroom 2 - 11' 5" x 10' 6" (3.48m x 3.20m)

Rear aspect

Bedroom 3 - 6' 7" x 6' 1" (2.01m x 1.85m)

Front aspect

Family Bathroom - 7' 1" x 6' 1" (2.16m x 1.85m)

Rear aspect

Outside

West Facing Large Rear Garden

Side access & outbuilding

Outbuilding to rear

Driveway to front for off street parking



