

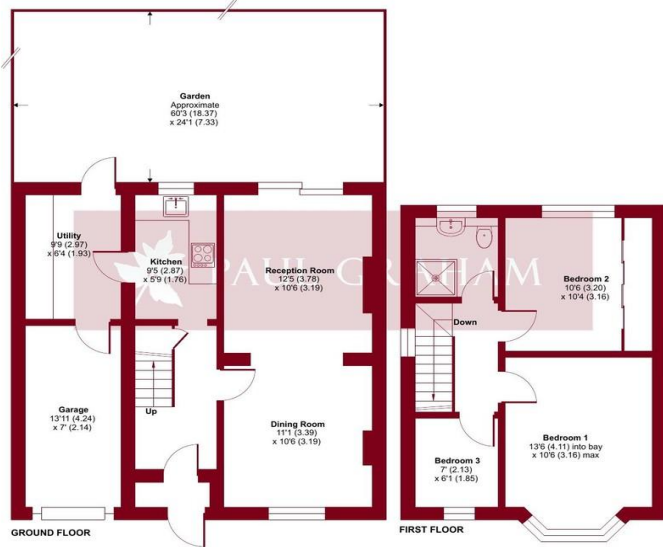


4 Byron Gardens, Sutton, SM1 3QG | Guide Price £535,000 Freehold

A charming three-bedroom semi-detached house situated along a quiet road within the highly sought-after Poets Estate. Presented in excellent condition throughout, the property offers a spacious through lounge/dining room, modern kitchen and bathroom, separate utility room, garage, off-street parking for two cars and an approximately 60-foot southerly-aspect rear garden. The house also provides excellent potential to extend to the side and rear, subject to the relevant planning permissions.

Byron Gardens, Sutton, SM1

Approximate Area = 876 sq ft / 81.3 sq m
Garage = 96 sq ft / 8.9 sq m
Total = 972 sq ft / 90.2 sq m
For identification only - Not to scale



PORCH

ENTRANCE HALL

RECEPTION ROOM 12' 5" x 10' 6" (3.78m x 3.2m)

DINING ROOM 11' 1" x 10' 6" (3.38m x 3.2m)

KITCHEN 9' 5" x 5' 9" (2.87m x 1.75m)

UTILITY ROOM 9' 9" x 6' 4" (2.97m x 1.93m)

BEDROOM 1 13' 6" x 10' 6" (4.11m x 3.2m)

BEDROOM 2 10' 6" x 10' 4" (3.2m x 3.15m)

BEDROOM 3 7' 0" x 6' 1" (2.13m x 1.85m)

BATHROOM

GARDEN 60' 3" x 24' 1" (18.36m x 7.34m)

GARAGE 13' 11" x 7' 0" (4.24m x 2.13m)

OFF ROAD PARKING

VENDOR SUITED

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Paul Graham. REF: 1512831. © nkhcom 2025.



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	65 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk