



19d Wales Avenue, Carshalton, Surrey, SM5 3QN | **Guide Price £550,000 Freehold**

A bright, spacious and well planned 3 bedroom home with accommodation over 3 floors. The property is well presented throughout and features include a family bathroom and en-suite shower room to the master bedroom, a Southerly aspect garden and a garage to the rear. Carshalton & Carshalton Beeches stations are close by as is Carshalton Village, reputable schools and fantastic parkland.

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN 9' 1" x 8' 8" (2.77m x 2.64m)

LIVING ROOM 19' 3" x 14' 6" (5.87m x 4.42m)

LANDING

BEDROOM 1 14' 9" x 12' 3" (4.5m x 3.73m)

EN SUITE SHOWER ROOM

BEDROOM 2 14' 7" x 8' 6" (4.44m x 2.59m)

FAMILY BATHROOM

2ND FLOOR LANDING

BEDROOM 3 16' 5" x 11' 7" (5m x 3.53m)

SOUTHERLY ASPECT GARDEN 45' x 25' (13.72m x 7.62m)
With side and rear access.

GARAGE EN BLOC TO REAR



TOTAL FLOOR AREA: 1100 sq ft. (102.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and the guarantee as to their operability or efficiency can be given.
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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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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