



PAUL GRAHAM



4 South Avenue, Carshalton, SM5 4LG | **Guide Price £425,000 Freehold**

Bright and spacious 2 bedroom, 2 reception room terraced home with an upstairs bathroom in need of some updating. The property is located close to shopping parades, schools and bus routes whilst Carshalton and Wallington town centres offer more comprehensive shopping and leisure facilities. No Chain.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the Figures 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 no guarantee as to their operability or efficiency can be given.
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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13' 5" x 9' 5" (4.09m x 2.87m)

DINING ROOM 15' 2" x 11' 6" (4.62m x 3.51m)

KITCHEN 10' 7" x 7' 9" (3.23m x 2.36m)

LANDING

BEDROOM 1 11' 2" x 11' 6" (3.4m x 3.51m) Into Wardrobes and Recess

BEDROOM 2 11' 7" x 8' 5" (3.53m x 2.57m)

BATHROOM

GARDEN With Rear Access.



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		78 C
55-68	D	57 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