



PAUL GRAHAM



107F Grosvenor Avenue, Carshalton, SM5 3EN | Guide Price £600,000 Freehold

A superb 3 bedroom modern semi-detached home on Grosvenor Avenue. With a stunning rear extension, versatile living spaces, and convenient amenities including a garage and off-street parking. Ideally situated between Carshalton Village, Carshalton Beeches, and Wallington High Street, this property enjoys a prime location within easy reach of an array of shops, bar, restaurants, transport and schools.

Grosvenor Avenue, Carshalton, SM5

Approximate Area = 945 sq ft / 87.7 sq m
 Garage = 90 sq ft / 8.3 sq m
 Total = 1035 sq ft / 96 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchccom 2024. Produced for Paul Graham. REF: 1111896



ENTRANCE HALL

KITCHEN/SITTING ROOM 26' 6" x 14' 8" (8.08m x 4.47m)

STUDY/BEDROOM 9' 6" x 8' 6" (2.9m x 2.59m)

UTILITY ROOM 5' 5" x 4' 6" (1.65m x 1.37m)

WC

GARAGE 11' 0" x 7' 11" (3.35m x 2.41m)

GARDEN 45' 0" x 18' 0" (13.72m x 5.49m)

LANDING

BEDROOM 1 14' 9" x 8' 3" (4.5m x 2.51m)

BEDROOM 2 9' 6" x 8' 5" (2.9m x 2.57m)

BEDROOM 3 9' 6" x 6' 1" (2.9m x 1.85m)

BATHROOM

OFF ROAD PARKING



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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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