



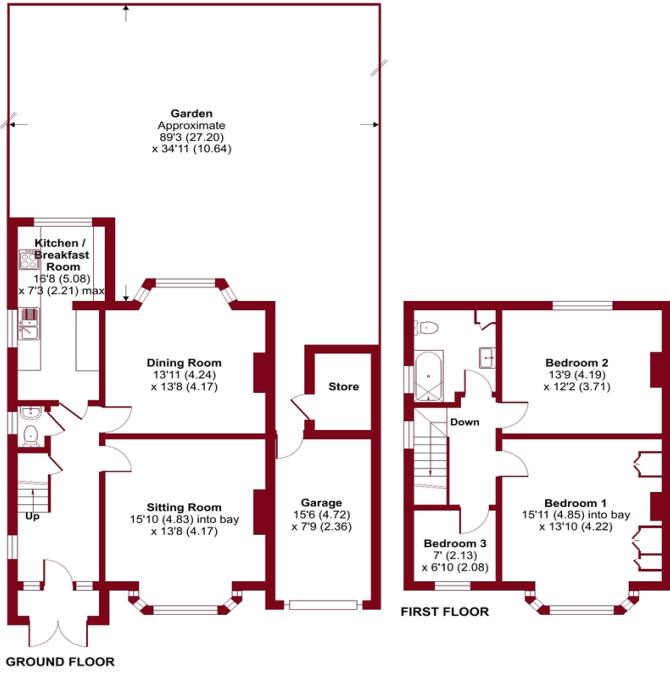
24 Wales Avenue, Carshalton, SM5 3QN | **Guide Price £800,000 Freehold**

A superb and charming 3 bedroom detached period house ideally located between Carshalton Village and Carshalton Beeches, the property is being sold with planning permission for a large side and rear wrap-around extension (DM2022/01389)



Wales Avenue, Carshalton, SM5

Approximate Area = 1234 sq ft / 114.6 sq m
Garage = 127 sq ft / 11.7 sq m
Outbuilding = 35 sq ft / 3.2 sq m
Total = 1396 sq ft / 129.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©inchroom 2024. Produced for Paul Graham. REF: 1116610



ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM 15' 10" x 13' 8" (4.83m x 4.17m)

DINING ROOM 13' 11" x 13' 8" (4.24m x 4.17m)

KITCHEN/BREAKFAST ROOM 16' 8" x 7' 3" (5.08m x 2.21m)

LANDING

BEDROOM 1 15' 11" x 13' 10" (4.85m x 4.22m)

BEDROOM 2 13' 9" x 12' 2" (4.19m x 3.71m)

BEDROOM 3 7' x 6' 10" (2.13m x 2.08m)

BATHROOM

GARAGE 15' 6" x 7' 9" (4.72m x 2.36m)

STORE

GARDEN 89' 3" x 34' 11" (27.2m x 10.64m) Approx

PARKING TO FRONT



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		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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