

56 Colston Avenue, Carshalton, SM5 2NU Guide Price £899,950 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are pleased to introduce this stunning 5-bedroom, beautifully extended detached house to the market. This immaculate property is finished to a very high standard throughout and boasts an exceptional Southerly landscaped garden. The heart of the home is the stunning rear extension that creates a beautiful open-plan kitchen diner and family room, complete with bi-fold doors that stretch the entire width, allowing for a seamless blend of indoor and outdoor living. The kitchen is a chef's dream, featuring a stylish kitchen island, while the utility room adds convenience. Two elegant bathrooms are modern and in pristine condition. Additionally, the versatile loft room, currently used as a 6th bedroom, offers potential for further conversion, subject to planning permissions.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 16' 3" x 12' 10" (4.95m x 3.91m)

FAMILY ROOM 13' 0" x 12' 6" (3.96m x 3.81m)

KITCHEN/DINING ROOM 28' 4" x 19' 7" (8.64m x 5.97m)

SHOWER ROOM

UTILITY ROOM

BEDROOM 1 16' 4" x 11' 9" (4.98m x 3.58m)

BEDROOM 2 10' 3" x 8' 0" (3.12m x 2.44m)

BEDROOM 3 11' 7" x 8' 9" (3.53m x 2.67m)

BEDROOM 4 10' 2" x 6' 10" (3.1m x 2.08m)

BEDROOM 5 8' 7" x 7' 0" (2.62m x 2.13m)

BATHROOM

LOFT ROOM 1 11' 4" x 9' 7" (3.45m x 2.92m)

LOFT ROOM 2 11' 10" x 9' 7" (3.61m x 2.92m)

SOUTHERLY ASPECT GARDEN 62' 6" x 28' 2" (19.05m x 8.59m)

GARDEN OFFICE 12' 5" x 9' 4" (3.78m x 2.84m)

GARDEN STORE 9' 6" x 6' 10" (2.9m x 2.08m)

OUTBUILDING 9' 6" x 5' 1" (2.9m x 1.55m)

OFF ROAD PARKING



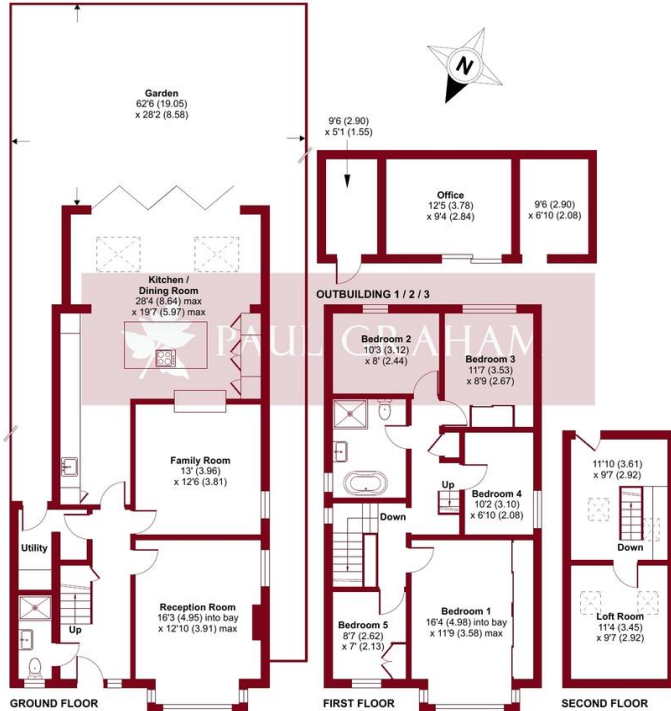
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FLOOR PLAN

Colston Avenue, Carshalton, SM5

Approximate Area = 1982 sq ft / 184.1 sq m
 Outbuildings = 233 sq ft / 21.6 sq m
 Total = 2215 sq ft / 205.7 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Paul Graham. REF: 1147408

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

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