

The Avenue, Carshalton, SM5 4LD  
£625,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Paul Graham are delighted to present a stunning development of just four newly built, three-bedroom semi-detached family homes, constructed to a high specification by Woodlands Park. These contemporary homes feature a bright and spacious entrance hall, a stylish kitchen/diner with quartz countertops and a full range of integrated appliances, and a generous living room with bi-fold doors that open onto the rear garden- perfect for indoor-outdoor living. Upstairs, you'll find three well-proportioned bedrooms and a luxurious three-piece bathroom suite. Additional highlights include landscaped rear gardens with a patio area and a paved driveway with parking for one car, complete with an EV charger. Each home comes with a 10-year New Home Warranty for peace of mind.



## ROOMS

### ENTRANCE HALL

**KITCHEN/DINER** 19' 4" x 9' 1" (5.89m x 2.77m)

**RECEPTION ROOM** 19' 3" x 15' 11" (5.87m x 4.85m)

**GARDEN** 28' 3" x 20' 10" (8.61m x 6.35m)

### WC

### LANDING

**BEDROOM 1** 15' 11" x 8' 5" (4.85m x 2.57m)

**BEDROOM 2** 13' 2" x 10' 1" (4.01m x 3.07m)

**BEDROOM 3** 14' 0" x 7' 1" (4.27m x 2.16m)

### BATHROOM

**ALLOCATED PARKING WITH EV CHARGER**

**10 YEAR NEW BUILD WARRANTY**

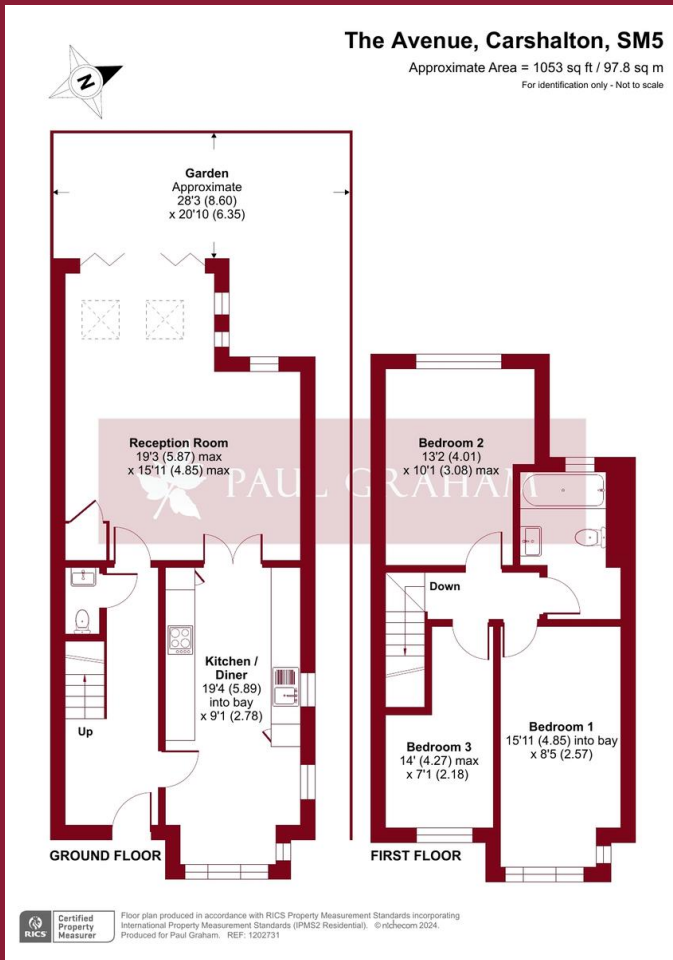
**CHAIN FREE**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	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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