



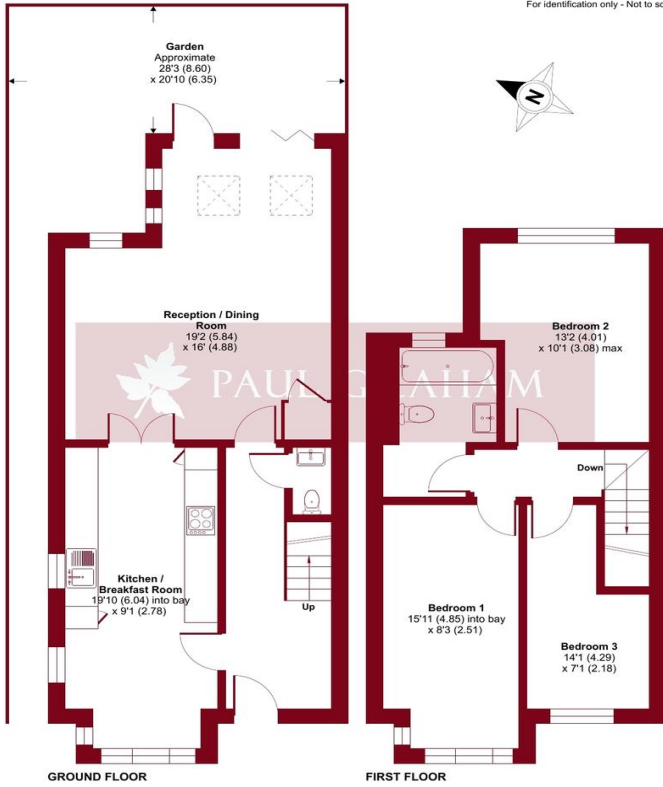
## The Avenue, Carshalton, SM5 4LD | **Guide Price £625,000 Freehold**

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.



## The Avenue, Carshalton, SM5

Approximate Area = 1053 sq ft / 97.8 sq m  
For identification only - Not to scale



### ENTRANCE HALL

**KITCHEN/BREAKFAST ROOM** 19' 10" x 9' 1" (6.05m x 2.77m)

**RECEPTION/DINING ROOM** 19' 2" x 16' 0" (5.84m x 4.88m)

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

### WC

### LANDING

**BEDROOM 1** 15' 11" x 8' 3" (4.85m x 2.51m)

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

**BEDROOM 3** 14' 1" x 7' 1" (4.29m x 2.16m)

### BATHROOM

**ALLOCATED PARKING WITH EV CHARGER**

**10 YEAR NEW BUILD WARRANTY**

**CHAIN FREE**

Certified Property Measure  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1202730. © rchecom 2024.



**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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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