



4 Colston Avenue, Carshalton, SM5 2NU | **Guide Price £650,000 Freehold**

A well-proportioned three-bedroom semi-detached home offering flexible living space, generous parking and excellent potential to extend (STPP). Situated in a popular Carshalton location close to amenities and transport links, this property presents an exciting opportunity for families and buyers looking to add value.

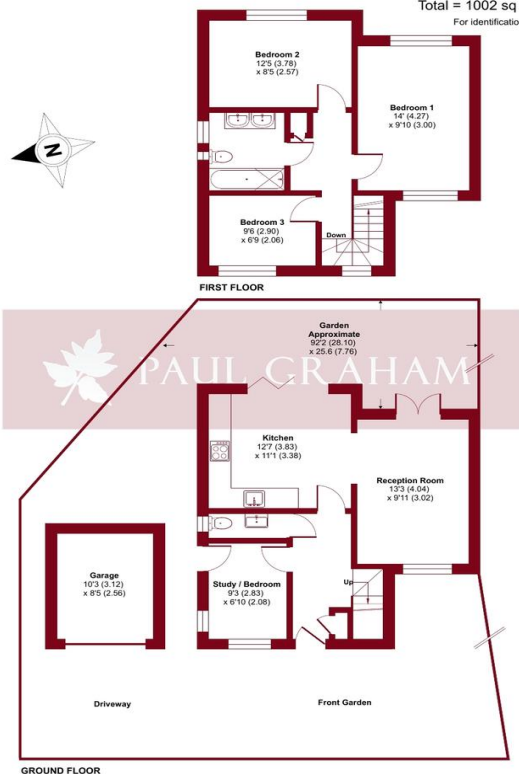
Colston Avenue, Carshalton, SM5

Approximate Area = 916 sq ft / 85 sq m

Garage = 86 sq ft / 7.9 sq m

Total = 1002 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Paul Graham. REF: 1395537

ENTRANCE HALL

RECEPTION ROOM 13' 3" x 9' 11" (4.04m x 3.02m)

KITCHEN 12' 7" x 11' 1" (3.84m x 3.38m)

STUDY/BEDROOM 9' 3" x 6' 10" (2.82m x 2.08m)

GARDEN 92' 2" x 25' 6" (28.09m x 7.77m)

DETACHED GARAGE 10' 3" x 8' 5" (3.12m x 2.57m)

BEDROOM 1 14' 0" x 9' 10" (4.27m x 3m)

BEDROOM 2 12' 5" x 8' 5" (3.78m x 2.57m)

BEDROOM 3 9' 6" x 6' 9" (2.9m x 2.06m)

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

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