

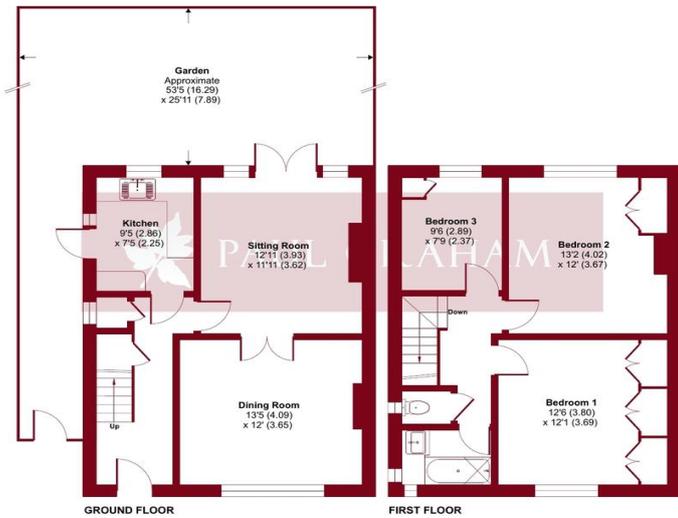


5a Grosvenor Avenue, Carshalton, SM5 3EJ | Guide Price £575,000 Freehold

A charming three-bedroom semi-detached home positioned on the highly sought-after Grosvenor Avenue, ideally located between Carshalton Village and Wallington town centre. Within walking distance of Carshalton Beeches, Wallington and Carshalton mainline stations, the property offers excellent transport links and is superbly placed for a number of highly regarded local schools, making it an ideal choice for families.

Grosvenor Avenue, Carshalton, SM5

Approximate Area = 992 sq ft / 92.1 sq m
For identification only - Not to scale



ENTRANCE HALL

DINING ROOM 13' 5" x 12' 0" (4.09m x 3.66m)

SITTING ROOM 12' 11" x 11' 11" (3.94m x 3.63m)

KITCHEN 9' 5" x 7' 5" (2.87m x 2.26m)

GARDEN 53' 5" x 25' 11" (16.28m x 7.9m)

BEDROOM 1 12' 6" x 12' 1" (3.81m x 3.68m)

BEDROOM 2 13' 2" x 12' 0" (4.01m x 3.66m)

BEDROOM 3 9' 6" x 7' 9" (2.9m x 2.36m)

BATHROOM

WC

OFF-ROAD PARKING

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Paul Graham. REF: 1417202



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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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