

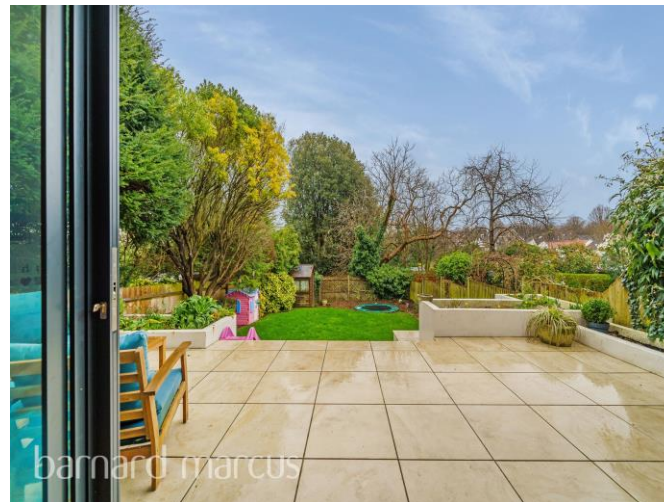


barnard marcus

Park Avenue, Carshalton SM5 3ES

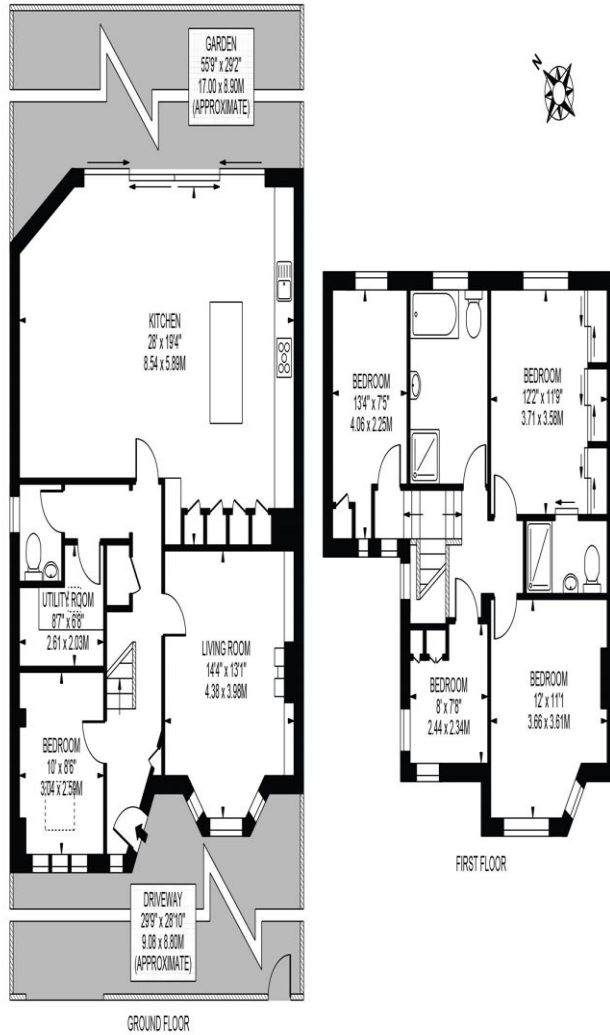
welcome to
Park Avenue, Carshalton

Situated in a quiet location just moments from Carshalton Park, this impressive 4/5 bedroom family home has been renovated to the highest standard to offer luxury and spacious living over two floors.



**PARK AVENUE,
CARSHALTON**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1583 SQ FT - 147.07 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Park Avenue, Carshalton

- 4/5 BEDROOM SEMI-DETACHED HOUSE
- DRIVEWAY
- PARKSIDE LOCATION
- CLOSE TO CARSHALTON BEECHES STATION
- LUXURY INTERIORS

Tenure: Freehold EPC Rating: D

£900,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WLG105538 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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