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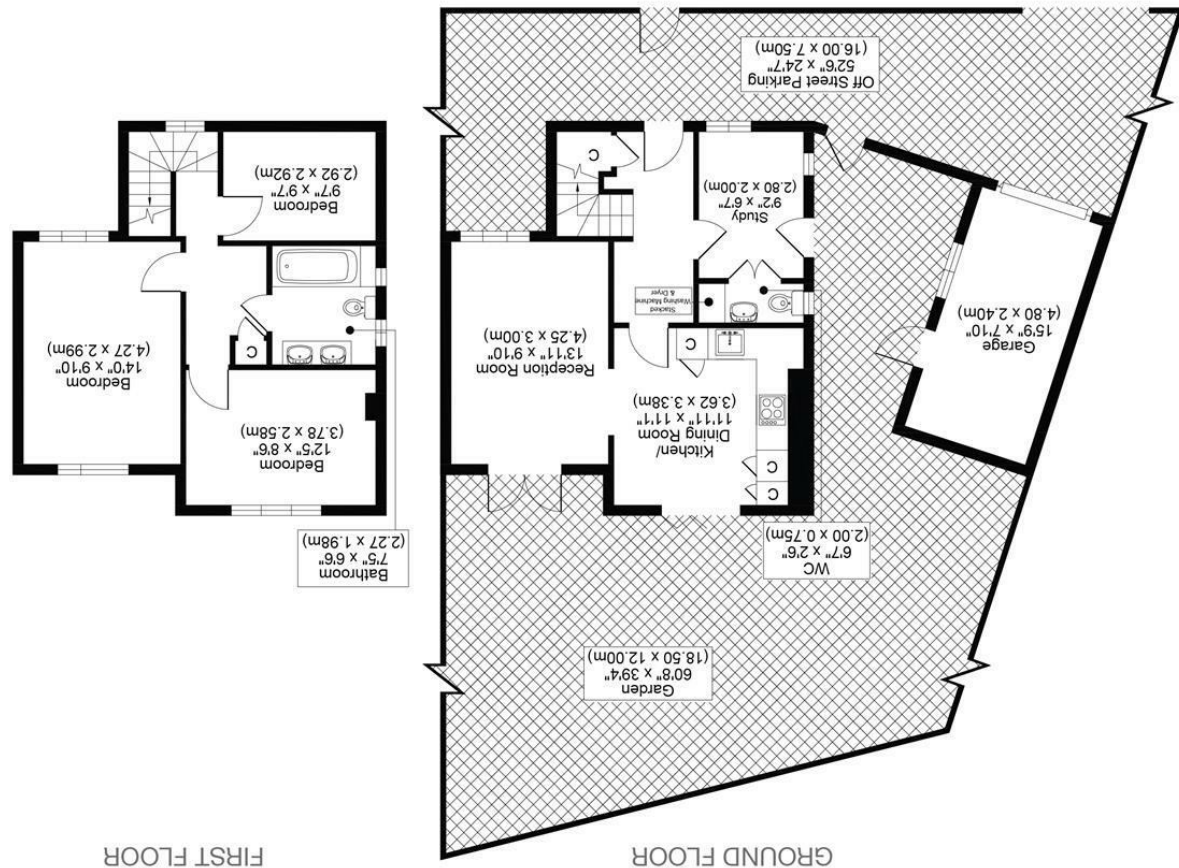
RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



COLSTON AVENUE, SMS
TOTAL APPROX FLOOR PLAN AREA 1012 SQ.FT (94 SQ.M) (INCLUDING GARAGE)
TOTAL APPROX FLOOR PLAN AREA 893 SQ.FT (83 SQ.M) (EXCLUDING GARAGE)
GROUND FLOOR
FIRST FLOOR



CHRISTIES



GUIDE PRICE £625,000-£650,000

WELCOME TO COLSTON AVENUE IN CARSHALTON. THIS DELIGHTFUL SEMI-DETACHED HOUSE, OFFERS A PERFECT BLEND OF COMFORT AND POTENTIAL AND WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE. THE HEART OF THE HOME FEATURES AN OPEN-PLAN LOUNGE, KITCHEN, AND DINING AREA, CREATING A WARM AND INVITING ATMOSPHERE FOR BOTH RELAXATION AND ENTERTAINING OR GIVING YOU AMPLE SPACE FOR FAMILY GATHERINGS. IT ALSO OFFERS YOU A SEPARATE QUIET STUDY AREA FOR THOSE WHO WORK FROM HOME. THE VERSATILITY OF THESE ROOMS ALLOWS FOR VARIOUS CONFIGURATIONS TO SUIT YOUR LIFESTYLE NEEDS.

OUTSIDE, YOU WILL FIND GENEROUS PARKING FOR UP TO THREE VEHICLES, A RARE FIND IN THIS AREA, ENSURING CONVENIENCE FOR YOU AND YOUR GUESTS. ADDITIONALLY, THE PROPERTY PRESENTS EXCITING POTENTIAL FOR EXTENSION, ALLOWING YOU TO TAILOR THE HOME TO YOUR SPECIFIC DESIRES AND REQUIREMENTS.

COLSTON AVENUE IS SITUATED IN A FRIENDLY NEIGHBOURHOOD, CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS, MAKING IT AN IDEAL LOCATION FOR BOTH COMMUTING AND LEISURE. THIS SEMI-DETACHED HOUSE IS NOT JUST A PROPERTY, IT IS A PLACE WHERE YOU CAN CREATE LASTING MEMORIES. DON'T MISS THE OPPORTUNITY TO MAKE THIS CHARMING HOUSE YOUR NEW HOME.

- THREE BEDROOMS
- POPULAR LOCATION
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO TRANSPORT
- COUNCIL TAX BAND D
- EPC BAND E

