



**Colston Avenue, Carshalton SM5 2NU**



**welcome to**  
**Colston Avenue, Carshalton**

For sale is this semi-detached property, ideal for families. It holds much potential, with the condition requiring some modernisation, giving you the opportunity to put your own stamp on your new home. The property presents a generous layout consisting of three bedrooms, providing ample space for a growing family.

The functional design includes one kitchen, equipped to handle all your culinary needs. Further enhancing its appeal, the property also boasts two reception rooms, allowing for versatile usage, whether it be for formal entertaining or simply for relaxed family living.

A distinct feature of this home is its large rear garden, offering a private outdoor space for children to play or for enjoyable summer barbecues. The property also benefits from a garage and off-street parking, providing additional storage space and secure parking for your vehicle.

Situated in a highly desirable location, the property is well-served by public transport links, making commuting easy. Schools are conveniently nearby, perfect for families with school-age children. Local amenities are also within easy reach, adding to the convenience of living in this property.

This is a fantastic opportunity to purchase a home that you can truly make your own. Don't miss your chance to view this property, which offers a blend of potential, convenience and location benefits.

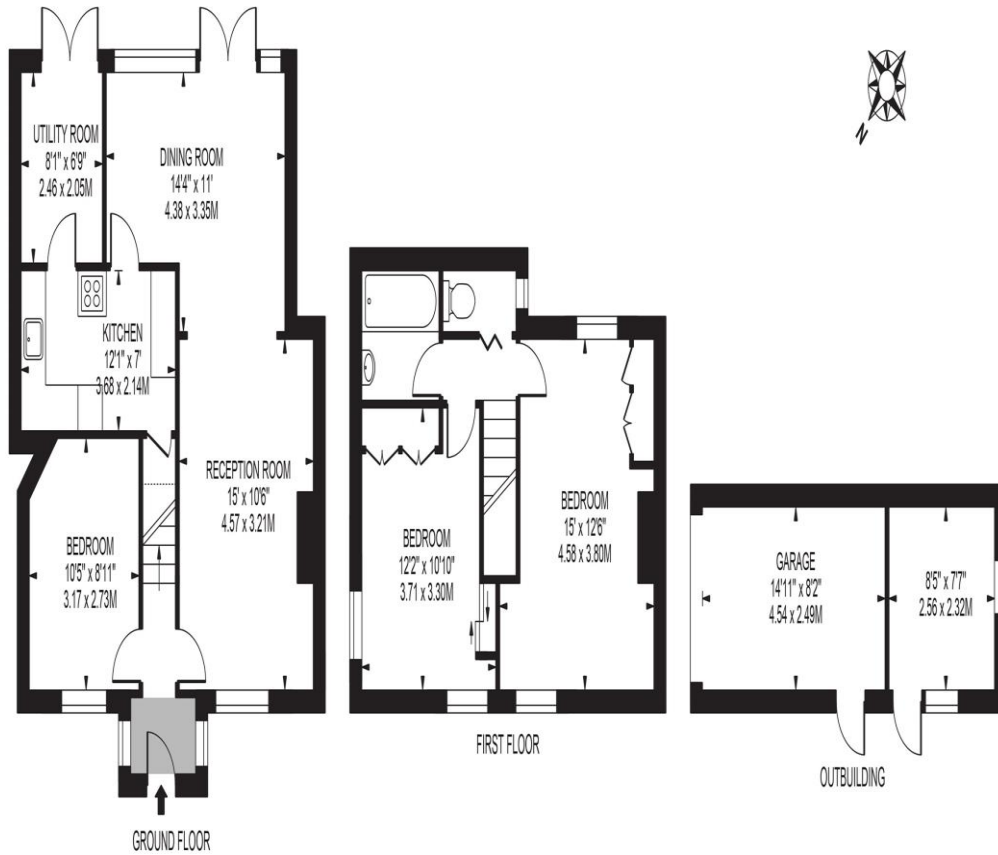


# COLSTON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1003 SQ FT - 93.14 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 186 SQ FT - 17.28 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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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

## Colston Avenue, Carshalton

- Ideal for families
- Three bedrooms
- Two reception rooms
- Large rear garden over 100ft
- Garage and off-street parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110041](https://barnardmarcus.co.uk/Property/SUT110041)



Property Ref:  
SUT110041 - 0002

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