



104 Grosvenor Avenue, Carshalton, SM5 3EP | **Guide Price £850,000 Freehold**

An attractive 4 bedroom Edwardian detached family home located in a popular road close to reputable schools, mainline stations, bus routes and fantastic parks. The property has many original period features, 2 reception rooms, double glazing, gas central heating, upstairs family bathroom, fully boarded loft, a large garden with garage/rear access and off road parking.



TOTAL FLOOR AREA: 1743 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LIVING ROOM 15' 8" x 14' 6" (4.78m x 4.42m)

DINING ROOM 18' 0" x 11' 6" (5.49m x 3.51m)

KITCHEN 22' 3" x 10' 8" (6.78m x 3.25m)

LANDING

BEDROOM 1 14' 9" x 13' 6" (4.5m x 4.11m)

BEDROOM 2 11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM 3 13' 3" x 8' 6" (4.04m x 2.59m)

BEDROOM 4 10' 6" x 7' 4" (3.2m x 2.24m)

BATHROOM 8' 3" x 7' 5" (2.51m x 2.26m)

LARGE GARDEN

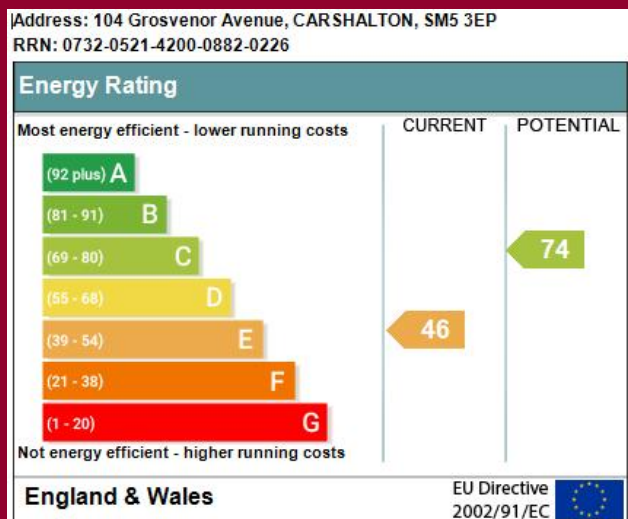
GARAGE

OUTSIDE WC

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.



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