

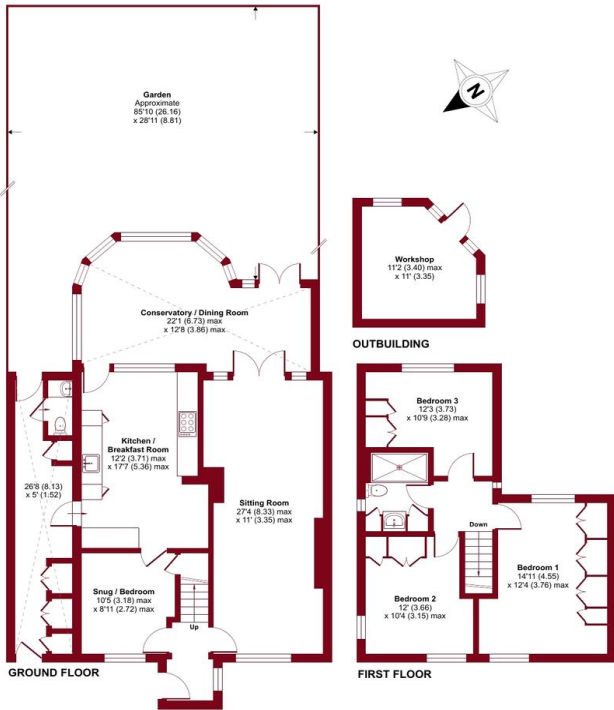


36 Colston Avenue, Carshalton, SM5 2NU | **Guide Price £685,000 Freehold**

A charming semi-detached period property boasting 3 double bedrooms, a sizeable living area on the ground floor which includes a snug/4th bedroom and a spacious garden. The property is ideally located moments away from Carshalton Station and plenty of well-sought-after schools.

Colston Avenue, Carshalton, SM5

Approximate Area = 1585 sq ft / 147.2 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 1695 sq ft / 157.4 sq m
 For identification only - Not to scale



PORCH

ENTRANCE HALL

SITTING ROOM 27' 4" x 11' 0" (8.33m x 3.35m)

CONSERVATORY/DINING ROOM 22' 1" x 12' 8" (6.73m x 3.86m)

KITCHEN/BREAKFAST ROOM 12' 2" x 17' 7" (3.71m x 5.36m)

SNUG / BEDROOM 10' 5" x 8' 11" (3.18m x 2.72m)

UTILITY ROOM 26' 8" x 5' 0" (8.13m x 1.52m)

WC

GARDEN 85' 10" x 28' 11" (26.16m x 8.81m)

WORKSHOP 11' 2" x 11' 0" (3.4m x 3.35m)

LANDING

BEDROOM 1 14' 11" x 12' 4" (4.55m x 3.76m)

BEDROOM 2 12' 0" x 10' 4" (3.66m x 3.15m)

BEDROOM 3 12' 3" x 10' 9" (3.73m x 3.28m)

BATHROOM

OFF ROAD PARKING

Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Paul Graham. REF: 1078073



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		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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