

2 Sunnymede Avenue, Carshalton, SM5 4JF Overs Over £750,000



PAUL GRAHAM

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DESCRIPTION

A substantial 5 bedroom semi-detached house occupying a huge corner plot in a highly sought after road. The property offers off road parking, a detached rear garage and huge potential. This fantastic chain free property is a 'must view' for anyone looking to put their own stamp on their new home. No Chain.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM 16' 1" x 12' 9" (4.9m x 3.89m) Into bay

DINING ROOM 14' 8" x 11' 3" (4.47m x 3.43m)

STUDY 14' 8" x 10' 7" (4.47m x 3.23m)

KITCHEN 11' 3" x 9' 9" (3.43m x 2.97m)

UTILITY ROOM 12' 2" x 9' (3.71m x 2.74m)

WORKSHOP 6' 10" x 6' 1" (2.08m x 1.85m)

DOWNSTAIRS WC

LANDING

BEDROOM 1 16' 3" x 11' 6" (4.95m x 3.51m) Into bay

BEDROOM 2 13' x 11' 6" (3.96m x 3.51m)

BEDROOM 3 14' 9" x 10' 3" (4.5m x 3.12m)

BEDROOM 4 9' 2" x 9' (2.79m x 2.74m)

BEDROOM 5 8' 4" x 7' 8" (2.54m x 2.34m)

BATHROOM

SEPARATE WC

SHOWER ROOM

GARDEN 133' x 37' (40.54m x 11.28m) Approx

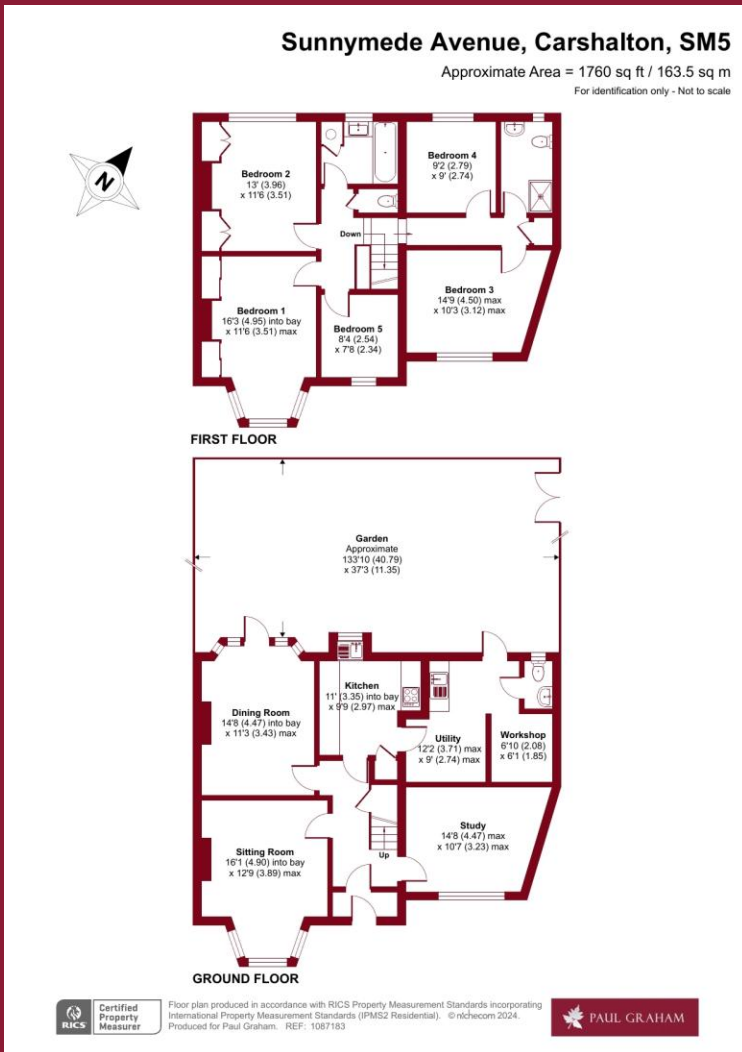
GARAGE AND PARKING TO REAR



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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