

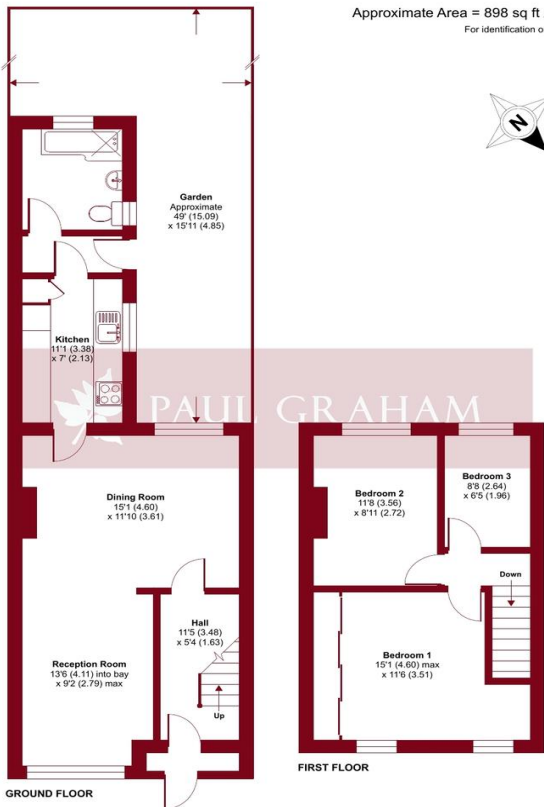


**15 North Avenue, Carshalton, SM5 4LQ | Guide Price £450,000 Freehold**

This charming 3-bedroom house offers a perfect blend of comfort and convenience in the sought-after area of Carshalton On The Hill. The spacious living and dining room is ideal for family gatherings, while the separate galley kitchen provides ample space for storage and appliances. A modern bathroom ensures a touch of luxury in everyday living. Additionally, the property presents an excellent opportunity for expansion, subject to planning permission (STPP).

## North Avenue, SM5

Approximate Area = 898 sq ft / 83.4 sq m  
For identification only - Not to scale



## PORCH

## ENTRANCE HALL

**RECEPTION ROOM** 13' 6" x 9' 2" (4.11m x 2.79m)

**DINING ROOM** 15' 1" x 11' 10" (4.6m x 3.61m)

**KITCHEN** 11' 1" x 7' 0" (3.38m x 2.13m)

## BATHROOM

**GARDEN** 49' 0" x 15' 11" (14.94m x 4.85m)

**BEDROOM 1** 15' 1" x 11' 6" (4.6m x 3.51m)

**BEDROOM 2** 11' 8" x 8' 11" (3.56m x 2.72m)

**BEDROOM 3** 8' 8" x 6' 5" (2.64m x 1.96m)

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rōchecom 2024. Produced for Paul Graham. REF: 1132078



**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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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