

Crowborough, Hawthorne Avenue, Carshalton, SM5 4PN
£799,950 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This attractive and spacious three-bedroom semi-detached family home, located on the coveted Hawthorne Avenue, offers modern and comfortable living. The home features three double bedrooms and an extended layout, with a bright front reception room that provides a cosy, welcoming space. The heart of the property is the large, open-plan kitchen, dining, and family room-ideal for both daily life and entertaining. Additional conveniences include a utility room, downstairs WC, and a stylish family bathroom. The beautifully maintained garden comes complete with a summer house, perfect for a home office or additional living space. Off-road parking and the potential to extend (STPP) further enhance this move-in-ready home, which is presented in excellent condition throughout. The seller of this property has an offer accepted on a property and the chain above is complete (Vendor Suited)



ROOMS

ENTRANCE HALL

SITTING ROOM 16' 5" x 14' 2" (5m x 4.32m)

FAMILY ROOM 13' 11" x 12' 3" (4.24m x 3.73m)

KITCHEN/DINING ROOM 20' 8" x 19' 8" (6.3m x 5.99m)

UTILITY ROOM

WC

GARDEN 81' 9" x 29' 0" (24.92m x 8.84m)

GARDEN OFFICE/SUMMER HOUSE 15' 10" x 11' 10" (4.83m x 3.61m)

LANDING

BEDROOM 1 16' 8" x 12' 9" (5.08m x 3.89m)

BEDROOM 2 14' 0" x 12' 9" (4.27m x 3.89m)

BEDROOM 3 9' 11" x 8' 9" (3.02m x 2.67m)

FAMILY BATHROOM

OFF ROAD PARKING

POTENTIAL TO EXTEND INTO LOFT (STPP)

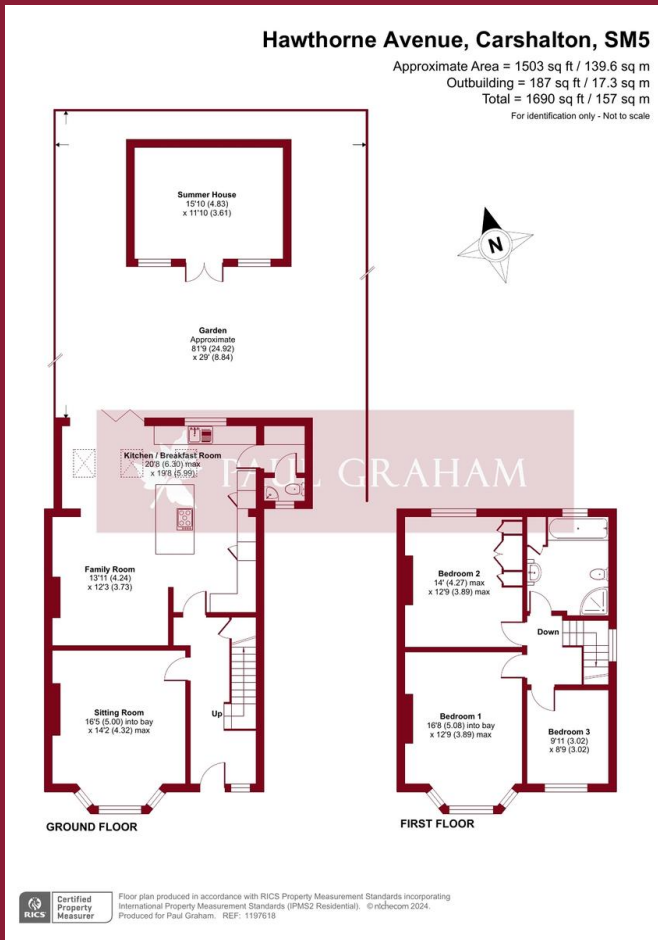
VENDOR SUITED



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	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.

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk