



PAUL GRAHAM



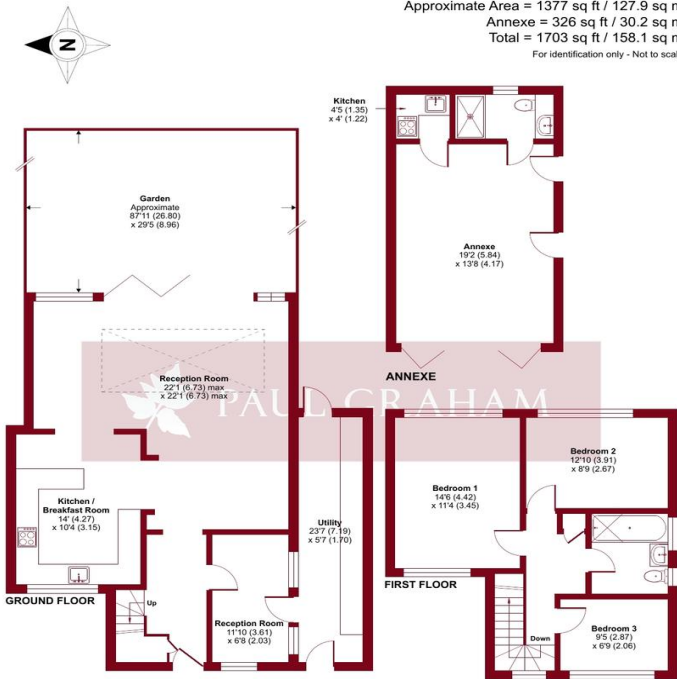
## 38 Colston Avenue, Carshalton, SM5 2NU | Guide Price £750,000 Freehold

Presenting a superbly extended three-bedroom semi-detached home, featuring a contemporary open-plan kitchen, living, and dining area ideal for modern living. This thoughtfully designed property includes three spacious double bedrooms, a modern family bathroom, and an additional office/living room for added flexibility. A standout feature is the fully self-contained annexe in the garden, complete with its own kitchen, bathroom, mains plumbing, electrics, and internet-perfect for guest accommodation, a private workspace, or even rental potential. With a utility room that offers direct access from the front garden to the back, a southerly-facing garden, and ample off-road parking, this home combines functionality with versatility.



Colston Avenue, Carshalton, SM5

Approximate Area = 1377 sq ft / 127.9 sq m  
Annexe = 326 sq ft / 30.2 sq m  
Total = 1703 sq ft / 158.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Paul Graham. REF: 1208412

ENTRANCE HALL

RECEPTION ROOM/STUDY 11' 10" x 6' 8" (3.61m x 2.03m)

KITCHEN/BREAKFAST ROOM 14' 0" x 10' 4" (4.27m x 3.15m)

RECEPTION ROOM 22' 1" x 22' 1" (6.73m x 6.73m)

UTILITY ROOM 23' 7" x 5' 7" (7.19m x 1.7m)

GARDEN 87' 11" x 29' 5" (26.8m x 8.97m)

BEDROOM 1 14' 6" x 11' 4" (4.42m x 3.45m)

BEDROOM 2 12' 10" x 8' 9" (3.91m x 2.67m)

BEDROOM 3 9' 5" x 6' 9" (2.87m x 2.06m)

FAMILY BATHROOM

ANNEXE 19' 2" x 13' 8" (5.84m x 4.17m)

KITCHEN 4' 5" x 4' 0" (1.35m x 1.22m)

Annexe

SHOWER ROOM Annexe

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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