

7 Colston Avenue, Carshalton, SM5 2PH £799,950 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This substantial five-bedroom semi-detached home has been thoughtfully extended to offer 2,043 sq. ft. of generous living space, including a versatile garden studio/office with solar panels. The heart of the home is the spacious kitchen/dining area, complete with a handy pantry, while a separate sitting room provides a cosy retreat. There are five well-proportioned bedrooms, including two with en-suite bathrooms, while the master also benefits from a walk-in wardrobe. In total, the property offers three bathrooms plus a ground-floor WC. A utility room enhances convenience, and the well-maintained interior ensures a move-in-ready experience. The property also benefits from off-road parking.



ROOMS

PORCH

ENTRANCE HALL

SITTING ROOM 25' 7" x 11' 1" (7.8m x 3.38m)

KITCHEN/DINING ROOM 30' 2" x 11' 0" (9.19m x 3.35m)

PANTRY

UTILITY ROOM 5' 6" x 5' 3" (1.68m x 1.6m)

WC

GARDEN 87' 8" x 31' 5" (26.72m x 9.58m)

GARDEN OFFICE/STUDIO 17' 3" x 12' 11" (5.26m x 3.94m)

BEDROOM 1 11' 0" x 10' 5" (3.35m x 3.18m)

DRESSING ROOM 10' 5" x 6' 4" (3.18m x 1.93m)

ENSUITE

BEDROOM 2 11' 1" x 10' 4" (3.38m x 3.15m)

BEDROOM 3 12' 6" x 11' 3" (3.81m x 3.43m)

BEDROOM 4 14' 9" x 10' 2" (4.5m x 3.1m)

ENSUITE

BEDROOM 5/STUDY 7' 5" x 5' 4" (2.26m x 1.63m)

BATHROOM

LOFT

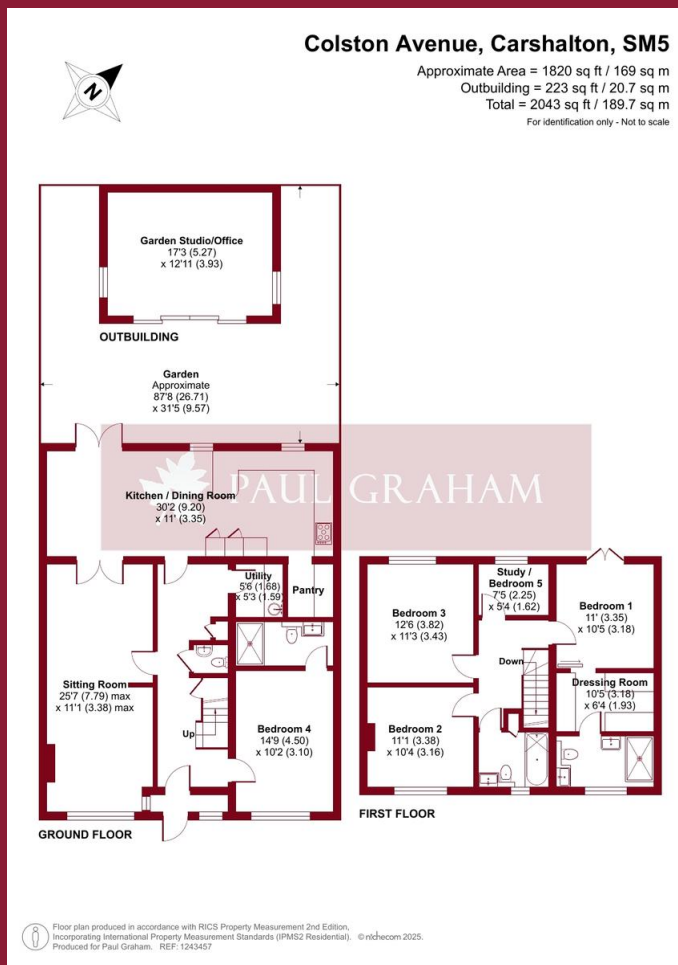
OFF ROAD PARKING



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	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