

24 Barrow Avenue, Carshalton, SM5 4NY  
Guide Price £875,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A beautifully presented 4 bedroom home located in a no through road. The property has been extended by the current owners and offers spacious and flexible accommodation planned over 2 floors.

Ideally situated in a quiet road between Carshalton Village, Carshalton Beeches, and Wallington High Street, the property enjoys a prime location within easy reach of an array of amenities including convenience stores, newsagent and Pharmacy. Commuters will appreciate the proximity to both Carshalton Beeches and Wallington Stations, offering seamless travel connections. Moreover, the area boasts an abundance of superbly sought-after schools, catering to all educational needs. From renowned primary schools to prestigious independent institutions, as well as top-tier secondary and grammar schools, families will find an exceptional array of educational opportunities right at their doorstep.





## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**LIVING ROOM** 15' 1" x 12' 10" (4.6m x 3.91m)

**FAMILY ROOM** 13' 5" x 11' (4.09m x 3.35m)

**DINING ROOM** 16' 3" x 8' 1" (4.95m x 2.46m) Max

**KITCHEN/BREAKFAST ROOM** 17' 5" x 16' 3" (5.31m x 4.95m)

**UTILITY ROOM**

**LANDING**

**MASTER BEDROOM INC DRESSING AREA** 17' 7" x 16' 7" (5.36m x 5.05m) Max

**EN SUITE SHOWER ROOM**

**BEDROOM 2 (FRONT)** 14' 2" x 12' 10" (4.32m x 3.91m) Max into bay.

**BEDROOM 3** 13' 8" x 11' 1" (4.17m x 3.38m)

**BEDROOM 4** 10' 1" x 7' 7" (3.07m x 2.31m)

**FAMILY BATHROOM**

**WESTERLY ASPECT GARDEN**

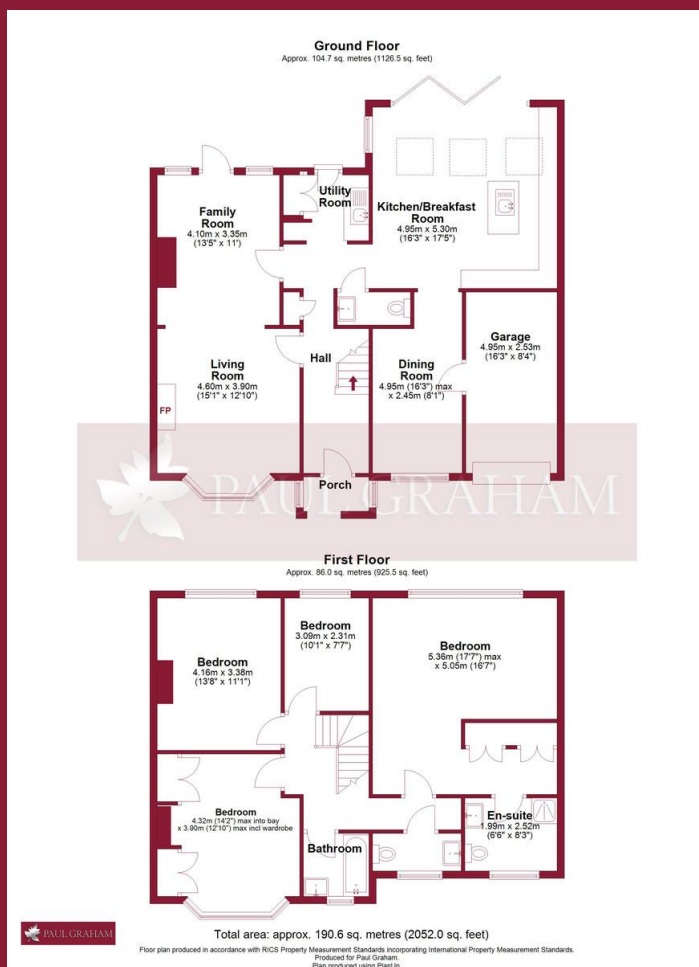
**GARAGE & PARKING**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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