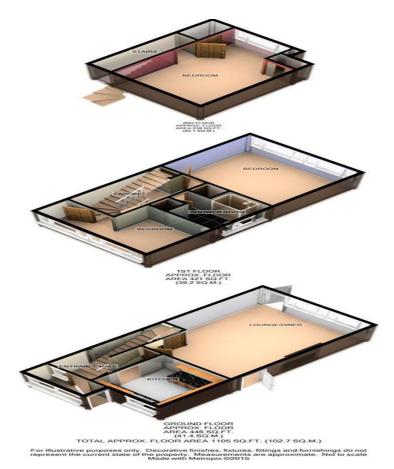




19D Wales Avenue, Carshalton, SM5 3QN | Guide Price £410,000

A bright and spacious 3 bedroom end of terrace town house planned over 3 floors, located within walking distance of both Carshalton and Carshalton Beeches mainline train station and Carshalton Village. The property is conveniently positioned for reputable schools, bus routes and local shopping parades. No Chain.



ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 19' 3" x 14' 6" (5.87m x 4.42m)

KITCHEN 9' 1" x 8' 8" (2.77m x 2.64m)

1ST FLOOR LANDING

BEDROOM 1 14' 7" x 12' 2" (4.44m x 3.71m)

BEDROOM 2 14' 7" x 8' 6" (4.44m x 2.59m)

BATHROOM

2ND FLOOR LANDING

BEDROOM 3 16' 5" x 11' 7" (5m x 3.53m)

GARDEN 45' x 25 ' (13.72m x 7.62m) Approx

GARAGE





IMP ORTANT 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 regul ations 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.

Energy Performance Certificate 19d, Wales Avenue, CARSHALTON, 5MS 3ON Dewling type: Date of assessment: 24 November 2015 Date of assessment: 24 November 2015

CARSHALTON

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