



PAUL GRAHAM



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.



2ND FLOOR
APPROX. FLOOR
AREA 235 SQ. FT.
(21.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ. FT.
(39.7 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ. FT.
(41.4 SQ. M.)
TOTAL APPROX. FLOOR AREA 1105 SQ. FT. (102.7 SQ. M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2015

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



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.

Energy Performance Certificate

156, Wakes Avenue, CARSHALTON, SM5 3QN

End terrace house Reference number: 9623-2804-7019-9205-6581
 Date of assessment: 24 November 2015 Type of assessment: RESAP: existing dwelling
 Date of certificate: 24 November 2015 Total floor area: 100 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,767
Over 3 years you could save:	£ 2,706

Estimated energy costs of this home		Potential future savings
Lighting	£ 207 over 3 years	£ 183 over 3 years
Heating	£ 3,565 over 3 years	£ 1,644 over 3 years
Hot Water	£ 945 over 3 years	£ 234 over 3 years
Totals	£ 4,767	£ 2,061

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Key energy efficient: lower heating costs (G1-G4) | Current: G2 | Potential: B2

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Not energy efficient: higher heating costs (F-G)

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Room-to-roof insulation	£1,500 - £2,700	£ 702	✓
2. Cavity wall insulation	£500 - £1,500	£ 624	✓
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 159	✓

See page 3 for a full list of recommendations for this property.

For more information about environmental measures and other actions you could take today to save money, visit www.direct.gov.uk/havingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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