



PAUL GRAHAM

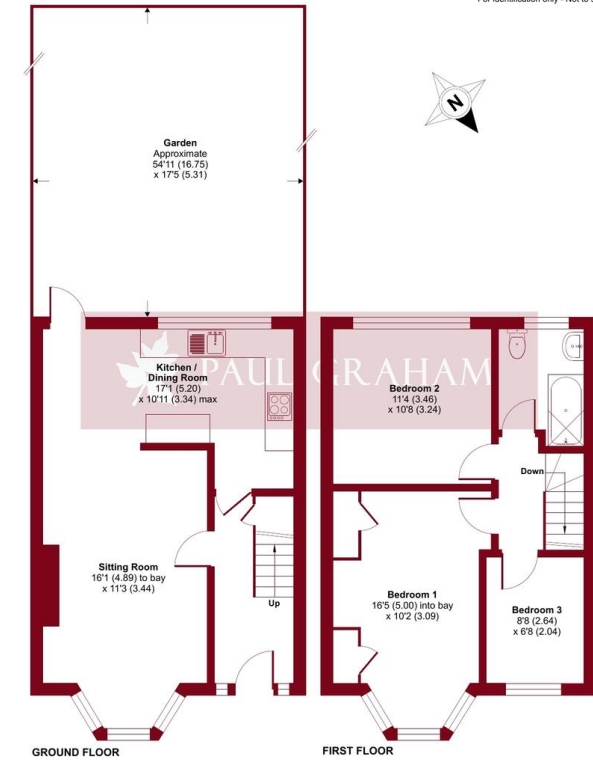


15 Limes Avenue, Carshalton, SM5 2AA | **Guide Price £499,950 Freehold**

This charming three-bedroom mid-terrace Mock Tudor style home is beautifully presented throughout, offering a warm and homely feel from the moment you step inside. The property features a bright and spacious living room, a modern fitted kitchen, and a stylish family bathroom, all finished to a high standard. Tasteful décor flows through each room, making it move-in ready for a growing family or first-time buyers. One of the standout features is the stunning southwesterly aspect garden – mature, beautifully maintained, and perfect for relaxing or entertaining. There's also a well-kept front garden adding to the property's kerb appeal. With potential to extend (STPP), this home offers room to grow and adapt to your needs.

Limes Avenue, Carshalton, SM5

Approximate Area = 868 sq ft / 80.6 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 16' 1" (to bay) x 11' 3" (4.9m x 3.43m)

KITCHEN/DINING ROOM 17' 1" x 10' 11" (5.21m x 3.33m)

GARDEN 54' 11" x 17' 5" approximate (16.74m x 5.31m)

FIRST FLOOR LANDING

BEDROOM 1 16' 5" (into bay) x 10' 2" (5m x 3.1m)

BEDROOM 2 11' 4" x 10' 8" (3.45m x 3.25m)

BEDROOM 3 8' 8" x 6' 8" (2.64m x 2.03m)

BATHROOM



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		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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