



Grosvenor Avenue, Carshalton SM5 3EP



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## Grosvenor Avenue Carshalton SM5 3EP

*Situated on a sought-after, tree-lined avenue, this attractive family home with a PRIVATE GARAGE AND SHARED CAR PORT is within walking distance of Carshalton Beeches mainline station and close to many highly regarded primary and secondary schools. The property offers three well-proportioned bedrooms, family bathroom, kitchen, lounge and conservatory.*

Three Double Bedrooms

Garage with Power

Conservatory with Underfloor Heating

Fitted Kitchen

Large Lounge

Wall Enclosed Garden

Fitted Blinds Throughout

Close to Mainline Station

Catchment for Sought After Schools

EPC Rating C





The front-aspect fitted kitchen is well equipped with a built-in oven and hob, fridge, and washing machine. To the rear, a spacious lounge flows seamlessly into a heated conservatory, complete with fitted blinds and currently used as a family dining room, with direct access to the garden.

Upstairs, there are three good-sized bedrooms, including a principal bedroom with a range of fitted wardrobes, along with a family bathroom.

Externally, the property benefits from a small rear garden with a gate leading to the rear parking area and use of a shared car port. The house is also conveyed with a private garage located within the rear parking area, featuring a remote-controlled door, light, power, and useful storage built into the eaves.

This home is ideally located in a highly desirable area, offering excellent access to transport links, outstanding primary schools including Barrow Hedges Primary School, a selection of Grammar Schools plus a variety of local shops and restaurants.



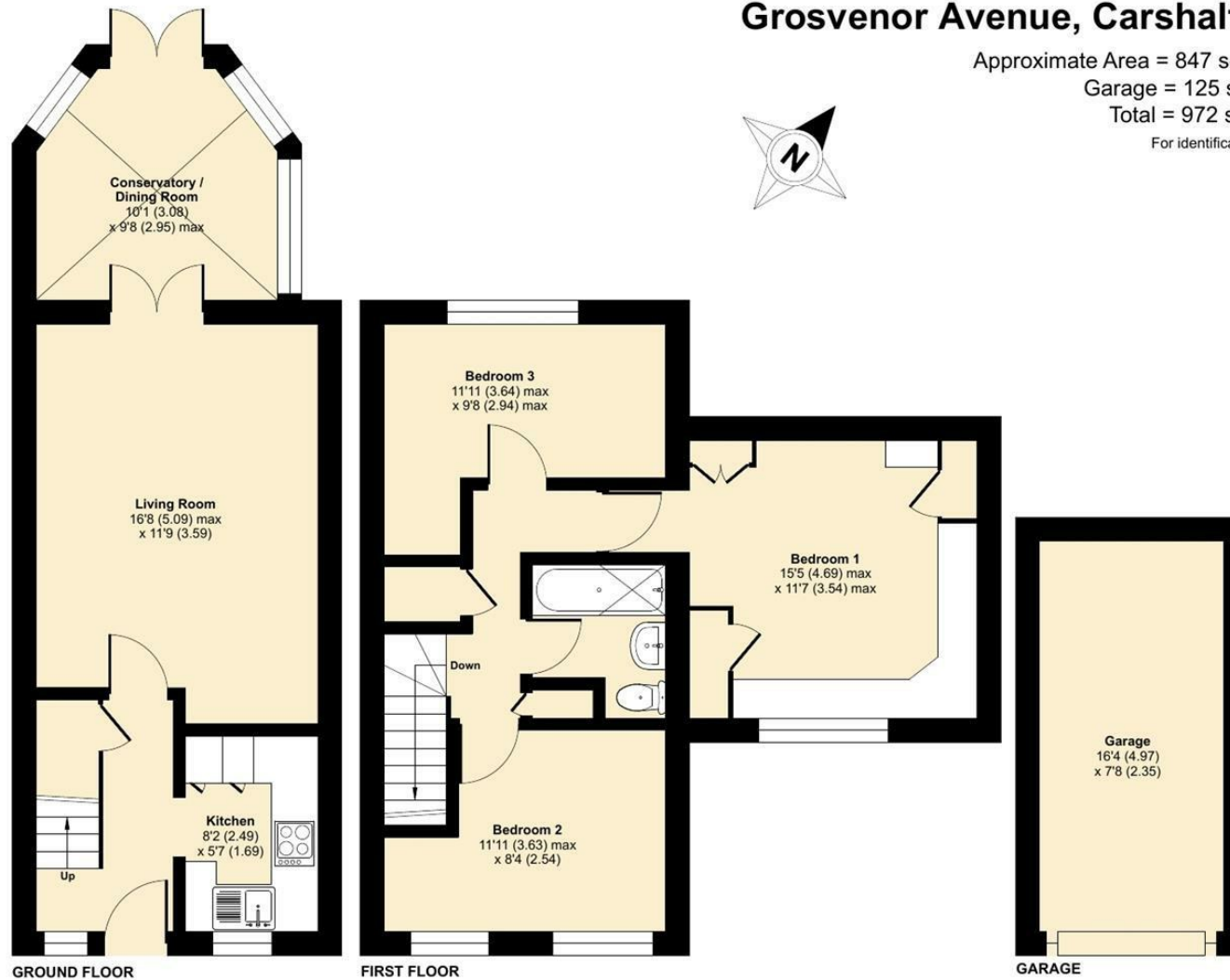
# Grosvenor Avenue, Carshalton, SM5

Approximate Area = 847 sq ft / 78.6 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 972 sq ft / 90.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for V&H Homes. REF: 1389335

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