

9 Grosvenor Avenue, Carshalton, SM5 3EJ  
Guide Price £835,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

An attractive four bedroom Edwardian semi-detached family home situated on a popular and highly sought-after road in Carshalton Beeches. Offering bright and spacious accommodation throughout, the property benefits from two reception rooms, a large south-facing rear garden and plenty of character features. Further benefits include no onward chain, making this an excellent opportunity for families and buyers looking to move quickly. Ideally located close to reputable local schools, mainline stations, bus routes and fantastic parks, the property is perfectly positioned for both families and commuters. Carshalton Beeches remains a highly desirable area thanks to its attractive residential roads, green open spaces and convenient local amenities.



## ROOMS

**PORCH**

**HALLWAY**

**LIVING ROOM** 15' x 13' 10" (4.57m x 4.22m)

**FAMILY ROOM** 18' 8" (5.69m)

**KITCHEN** 19' 1" x 10' 1" (5.82m x 3.07m)

**SHOWER ROOM**

**LANDING**

**BEDROOM 1** 15' x 14' (4.57m x 4.27m)

**BEDROOM 2** 14' x 11' 6" (4.27m x 3.51m)

**BEDROOM 3** 10' 4" x 10' 3" (3.15m x 3.12m)

**BEDROOM 4** 7' 10" x 6' 11" (2.39m x 2.11m)

**BATHROOM**

**LOFT**

**GARDEN** 139' 4" x 26' 11" (42.47m x 8.2m)

**OFF ROAD PARKING**

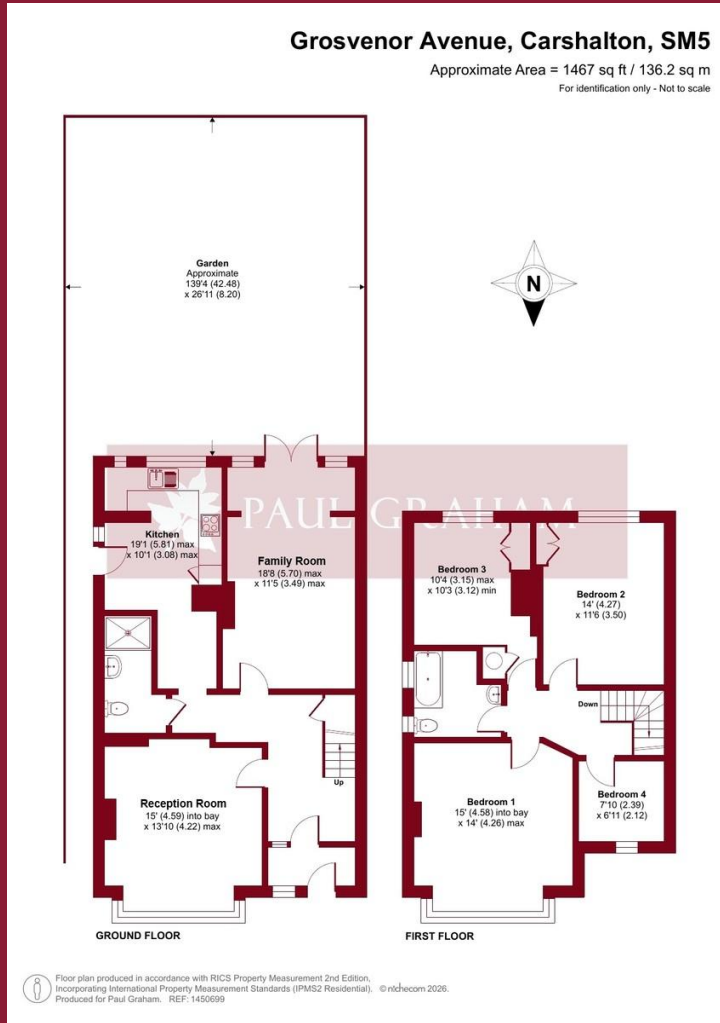
**NO ONWARD CHAIN**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 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

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