



HUNTERS[®]
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 2  |  |  E

Colston Avenue, Carshalton

£300,000

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SO MUCH POTENTIAL! This ground floor maisonette offers a perfect blend of potential and convenience. Spanning an impressive 622 square feet, the property features two double bedrooms, making it an ideal choice for buyers wishing to improve a property and add their own style.

One of the standout features of this maisonette is the private garden, offering an outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. Additionally, there is a garage, which, while in need of renovation, presents an excellent opportunity for those looking to add their personal touch or create additional storage.

The share of freehold means you have a stake in the property's management, and the absence of service charges or ground rent is a significant advantage, allowing for more financial freedom.

Importantly, this property is offered with no onward chain, making it an attractive option for those looking to move swiftly. Whether you are a first-time buyer or seeking a new place to call home, this maisonette on Colston Avenue is a wonderful opportunity not to be missed.

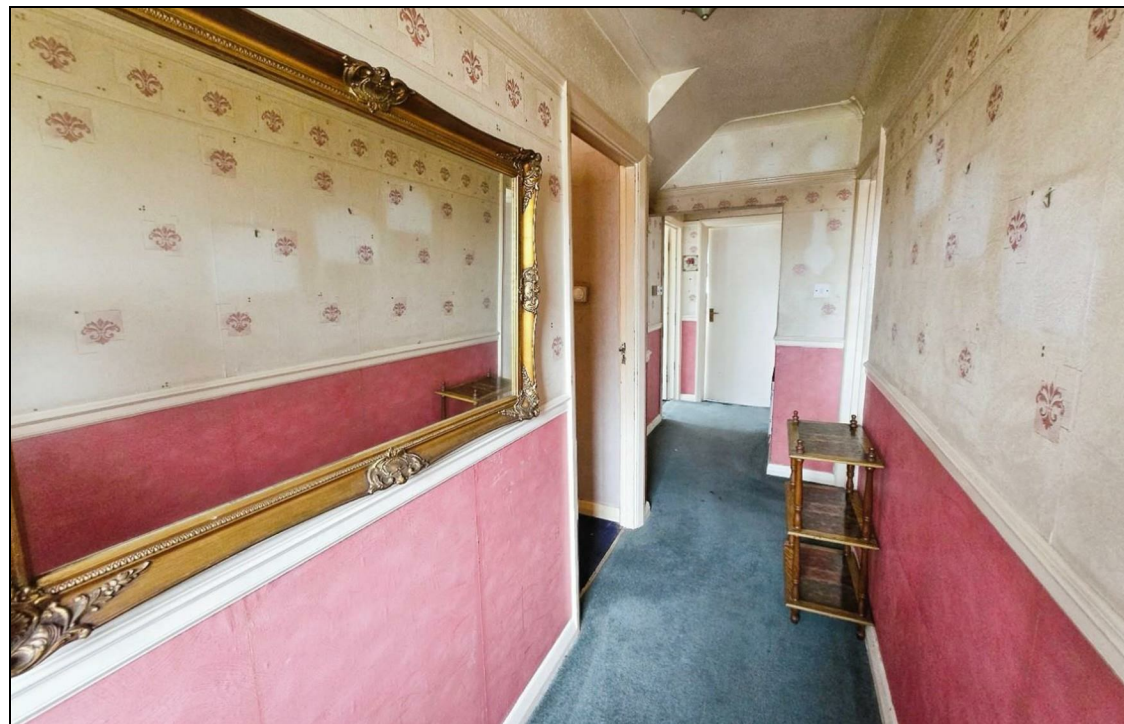
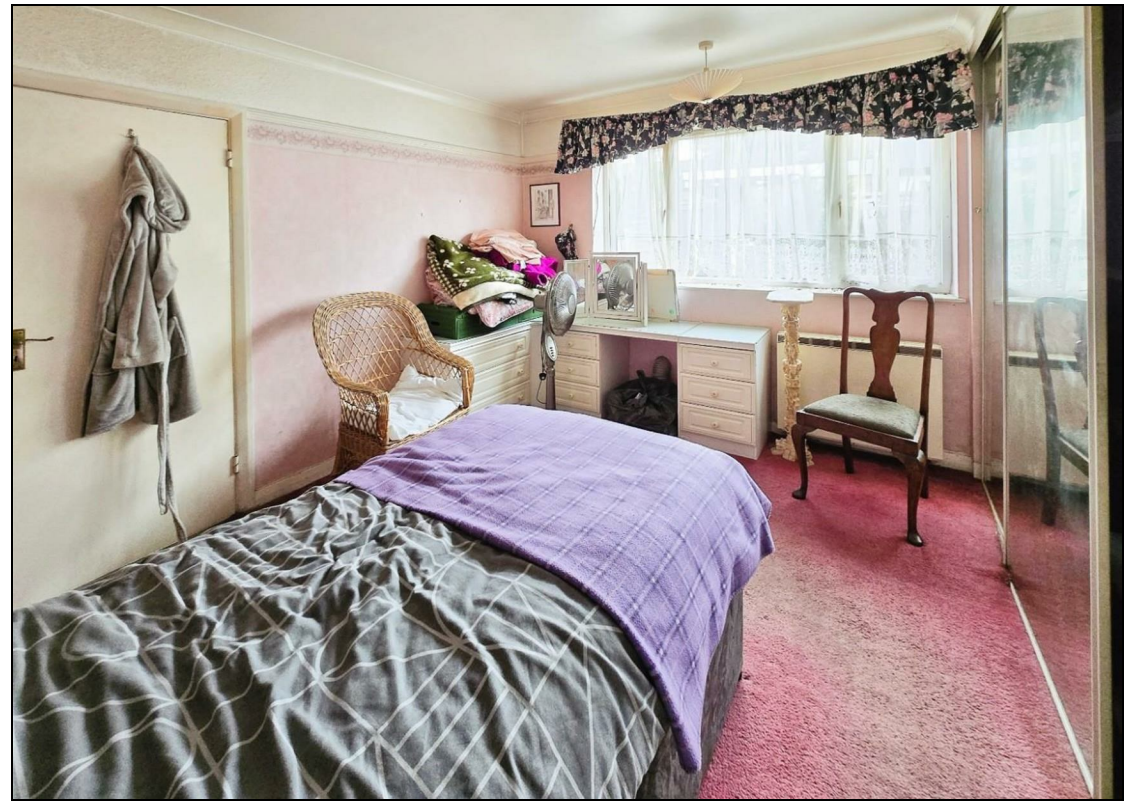
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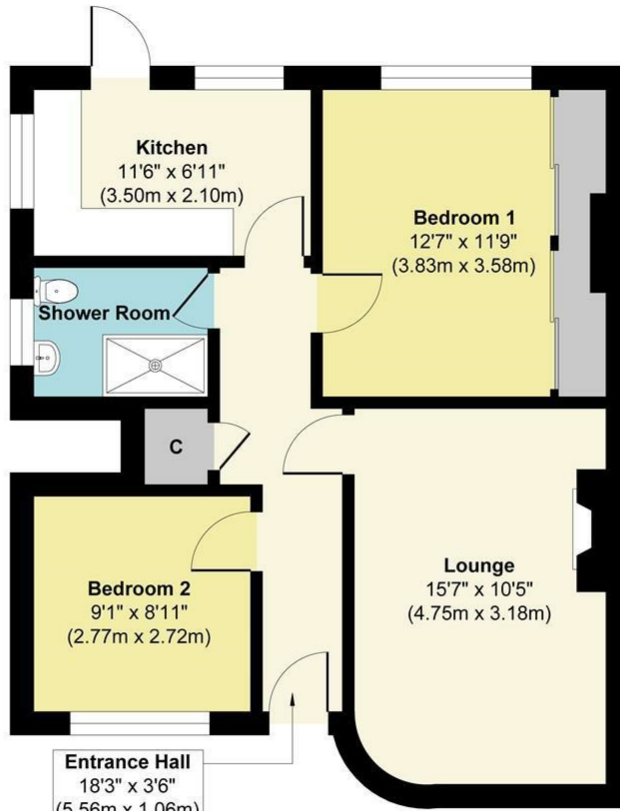
KEY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- GROUND FLOOR WITH GARDEN
- GARAGE WHICH NEEDS RENOVATION
 - SHARE OF FREEHOLD
 - DOUBLE GLAZING
 - IDEAL FOR COMMUTERS
- CLOSE TO CARSHALTON VILLAGE





Colston Avenue, SM5

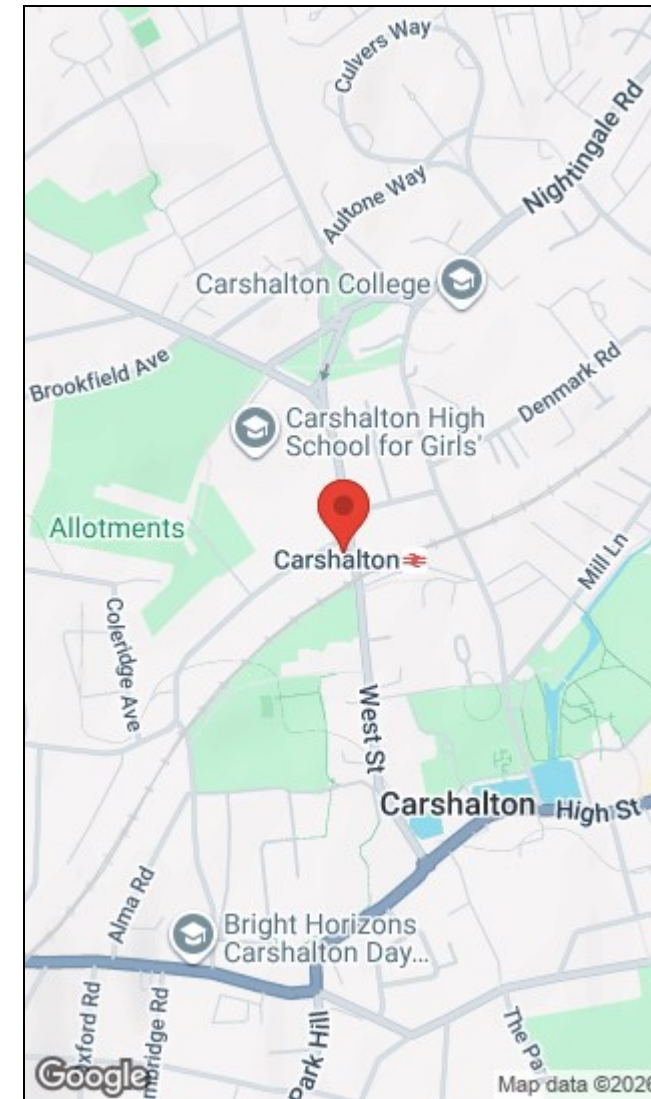


Floor Plan
Approximate Floor Area
622 sq. ft
(57.81 sq.m)

Approx. Gross Internal Floor Area 622 sq. ft / 57.81 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	74		
	51		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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