



Grosvenor Avenue, Carshalton



Grosvenor Avenue

Carshalton

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Garage with Power
- Conservatory with Underfloor Heating
- Wall Enclosed Garden
- Fitted Blinds Throughout
- Close to Mainline Station
- Catchment for Sought After Schools





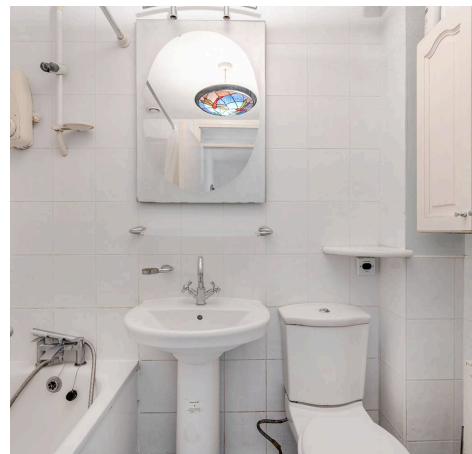
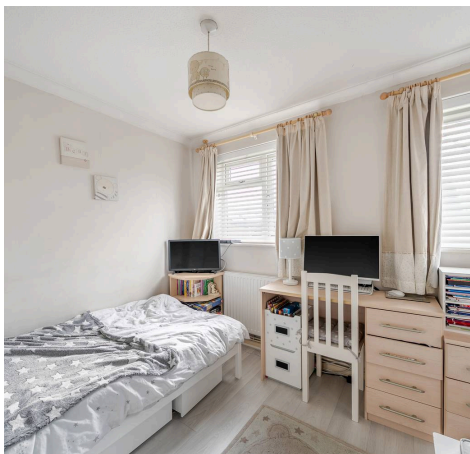
Situated on a sought-after, tree-lined avenue, this attractive three double bedroom family home with a PRIVATE GARAGE AND SHARED CAR PORT is within walking distance of Carshalton Beeches mainline station and close to many highly regarded schools. The property offers three double bedrooms, family bathroom,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

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 newly fitted blinds and currently used as a family dining room, with direct access to the garden.

Upstairs, there are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a small rear garden with a gate leading to the parking area and use of a shared car port. There is also a private garage, 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.



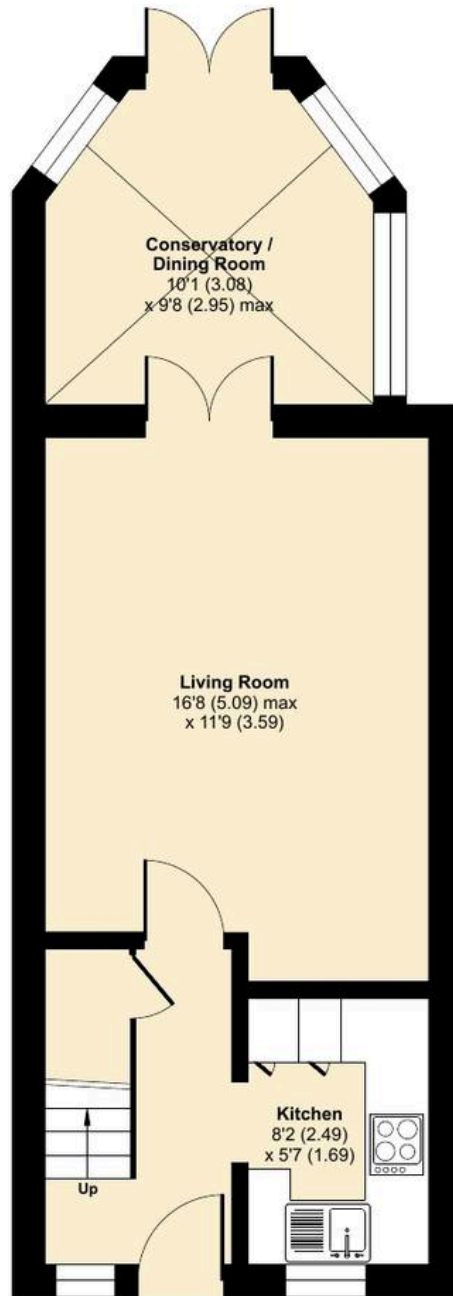
Grosvenor Avenue, Carshalton, SM5

Approximate Area = 847 sq ft / 78.6 sq m

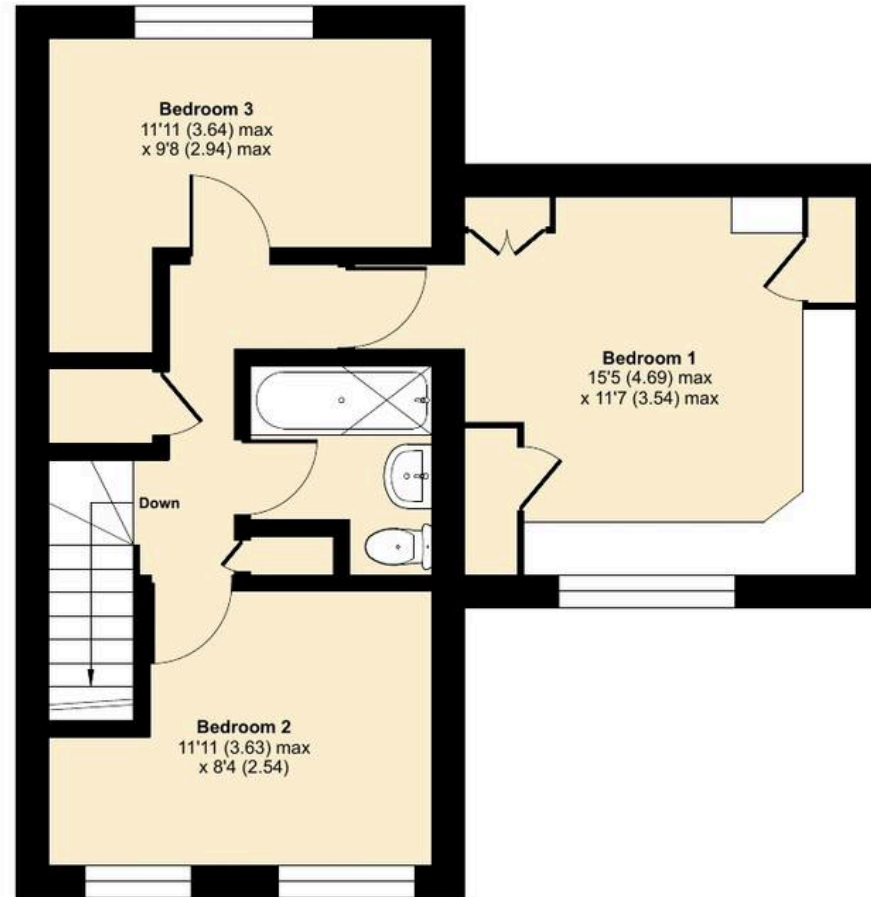
Garage = 125 sq ft / 11.6 sq m

Total = 972 sq ft / 90.2 sq m

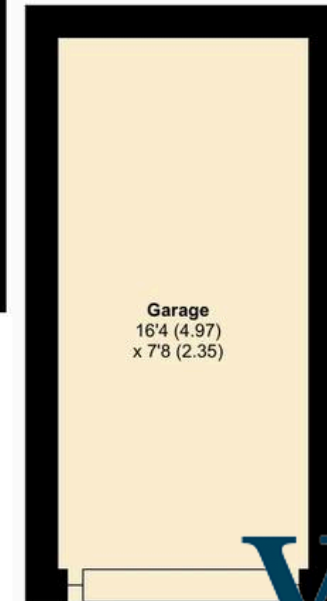
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



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

V&H
HOMES