

41 Grosvenor Avenue, Carshalton, SM5 3EJ
£825,000 Freehold



PAUL GRAHAM

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DESCRIPTION

A charming and substantial 1,710 sq ft four bedroom detached Edwardian villa, occupying a coveted position on one of Carshalton Beeches' most desirable roads. Rich in original character an A charming and substantial 1,710 sq ft four bedroom detached Edwardian villa, occupying a highly sought-after position on the ever-popular Grosvenor Avenue. Retaining an abundance of original character and period features throughout, this handsome family home offers spacious and versatile accommodation whilst presenting an exciting opportunity for a purchaser to modernise and create their forever home. The ground floor comprises an impressive bay-fronted sitting room with attractive period proportions, a separate formal dining room, a spacious kitchen/breakfast room, a bright conservatory overlooking the garden and a convenient ground floor W.C. The property also benefits from an integral garage, providing excellent storage, secure parking or potential for conversion into additional living accommodation, subject to the usual planning consents. d period features throughout, this superb family home offers two generous reception rooms, a kitchen/breakfast room, an integral garage, off-street parking and a magnificent 99ft southerly aspect rear garden. Requiring modernisation, the property presents a rare opportunity to create a truly exceptional long-term family home in an outstanding location.



ROOMS

ENTRANCE HALL

SITTING ROOM 15' 3" x 14' 9" (4.65m x 4.5m)

DINING ROOM 13' 2" x 11' 11" (4.01m x 3.63m)

KITCHEN/BREAKFAST ROOM 23' 2" x 10' 2" (7.06m x 3.1m)

CONSERVATORY 15' 3" x 8' 4" (4.65m x 2.54m)

WC

LANDING

BEDROOM 1 14' 10" x 14' 0" (4.52m x 4.27m)

BEDROOM 2 13' 0" x 11' 9" (3.96m x 3.58m)

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

BEDROOM 4 8' 1" x 7' 3" (2.46m x 2.21m)

BATHROOM

GARAGE 28' 11" x 6' 11" (8.81m x 2.11m)

SOUTHERLY ASPECT GARDEN 98' 9" x 35' 2" (30.1m x 10.72m)

OFF ROAD PARKING

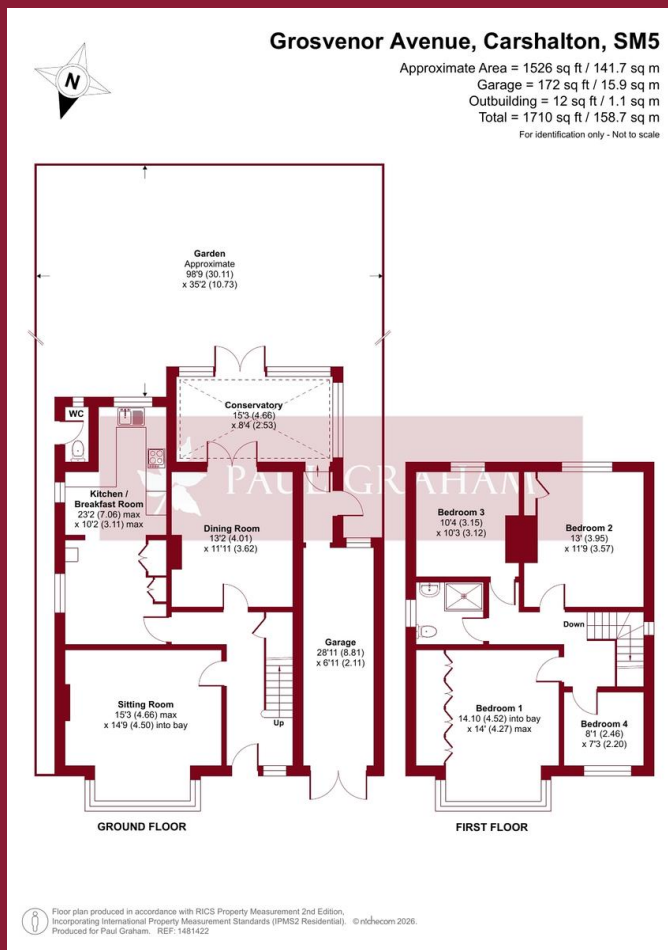
NO ONWARD CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	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.

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