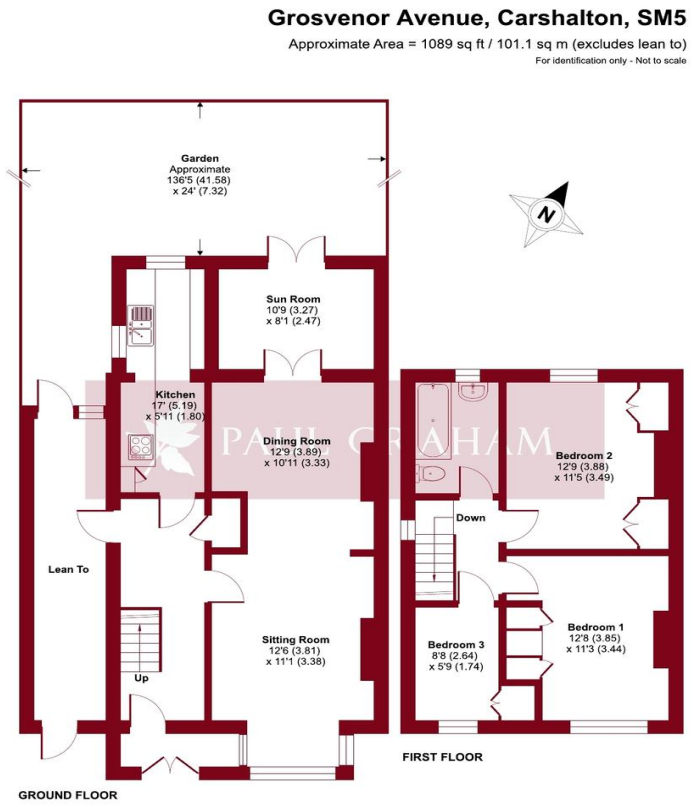






44 Grosvenor Avenue, Carshalton, SM5 3EW | **Guide Price £575,000 Freehold**

A three bedroom semi-detached family home ideally positioned on the highly sought after Grosvenor Avenue, perfectly located between Carshalton and Wallington. Offering spacious accommodation throughout, the property benefits from a substantial rear garden, off street parking, and excellent potential for improvement and modernisation. Situated close to well regarded local schools, Carshalton Park, and within walking distance of both Carshalton and Wallington stations, this property presents an excellent opportunity for buyers looking to create a long term family home.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Paul Graham. REF: 1436418

ENTRANCE HALL

SITTING ROOM 12' 6" x 11' 1" (3.81m x 3.38m)

DINING ROOM 12' 9" x 10' 11" (3.89m x 3.33m)

SUN ROOM 10' 9" x 8' 1" (3.28m x 2.46m)

KITCHEN 17' 0" x 5' 11" (5.18m x 1.8m)

GARDEN 136' 5" x 24' 0" (41.58m x 7.32m)

BEDROOM 1 12' 8" x 11' 3" (3.86m x 3.43m)

BEDROOM 2 12' 9" x 11' 5" (3.89m x 3.48m)

BEDROOM 3 8' 8" x 5' 9" (2.64m x 1.75m)

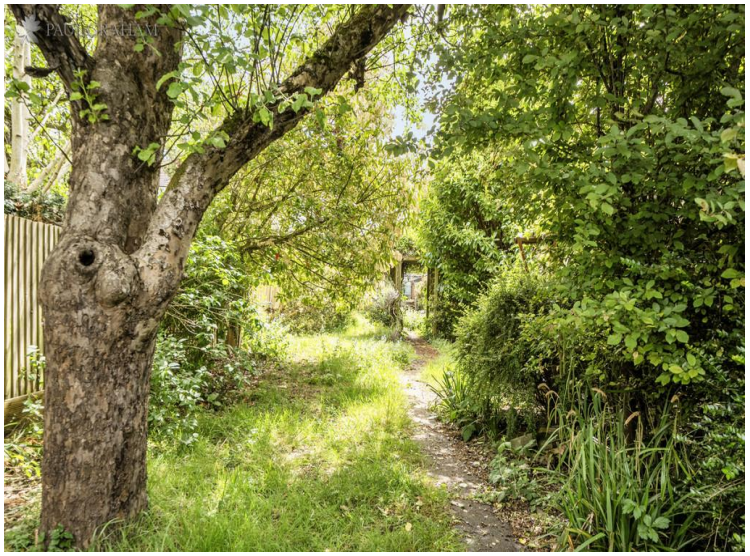
BATHROOM

LEAN TO

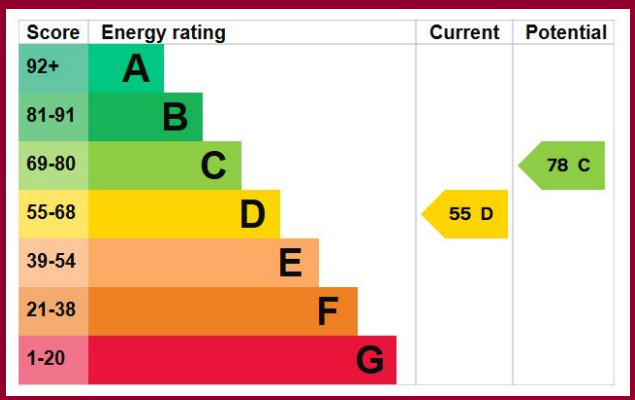
OFF ROAD PARKING

NO ONWARD CHAIN





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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