

62 Metcalfe Avenue, Carshalton, SM5 4AT
£599,950 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This exceptional three bedroom home is presented in truly immaculate condition throughout and offers stylish, energy efficient accommodation ideal for modern family living. Having been lovingly maintained and improved by the current owners, the property is ready for its next owners to move straight in and enjoy. The ground floor centres around a bright and spacious open-plan kitchen, living dining room, creating a fantastic space for both everyday family life and entertaining. The contemporary kitchen is beautifully appointed and flows seamlessly into the reception area, while French doors open directly onto the landscaped rear garden, bringing the outside in. On the first floor are three bedrooms, complemented by a modern family bathroom and separate WC. The property is finished to a high standard throughout and offers a bright and welcoming feel from the moment you step inside. One of the standout features of the home is its impressive energy efficiency. Benefiting from solar panels and an outstanding EPC rating of A (94), the property offers lower running costs and excellent environmental credentials.



ROOMS

ENTRANCE HALL

KITCHEN/RECEPTION 27' 4" x 15' 7" (8.33m x 4.75m)

WC

LANDING

BEDROOM 1 12' 0" x 10' 2" (3.66m x 3.1m)

ENSUITE

BEDROOM 2 10' 9" x 8' 3" (3.28m x 2.51m)

BEDROOM 3 8' 0" x 6' 8" (2.44m x 2.03m)

BATHROOM

GARDEN 29' 9" x 16' 3" (9.07m x 4.95m)

GARAGE

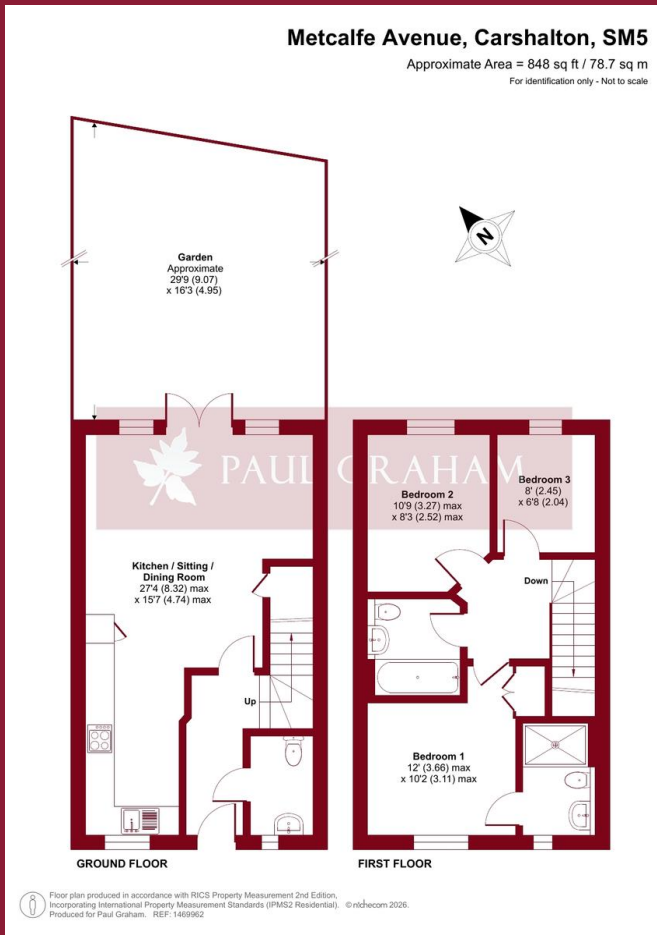
NO ONWARD CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	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.

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk