



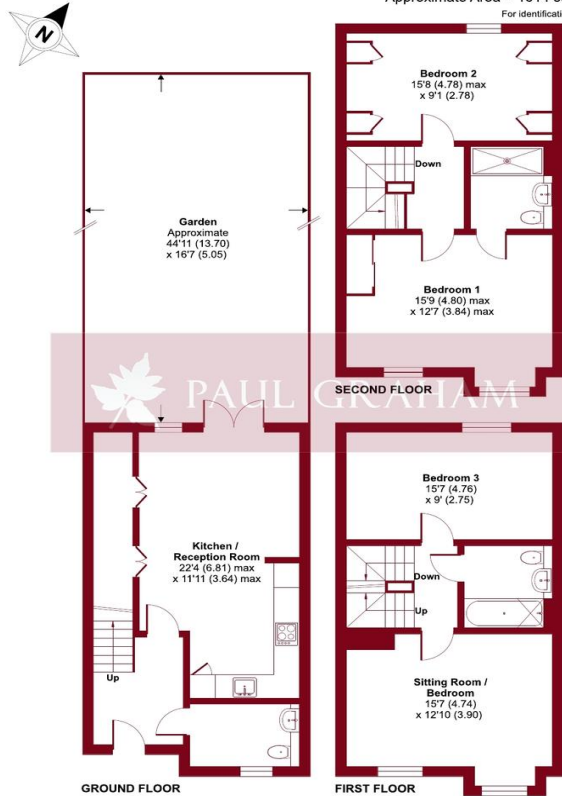
10 Sweetbriar Avenue, Carshalton, SM5 2FP | **Guide Price £575,000 Freehold**

A modern three/four bedroom town house still under guarantee for two year, offered to the market is excellent condition and with no onward chain. Located on Sweetbriar Avenue, this home forms part of a modern development completed around 2017, featuring a mix of well-designed homes, landscaped spaces, and riverside walkways in a well-connected Carshalton setting.

Sweetbriar Avenue, Carshalton, SM5

Approximate Area = 1314 sq ft / 122 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1357984. © nchecom 2025.

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 22' 4" x 11' 11" (6.81m x 3.63m)

WC

LANDING

SITTING ROOM/BEDROOM 15' 7" x 12' 10" (4.75m x 3.91m)

BATHROOM

BEDROOM 3 15' 7" x 9' 0" (4.75m x 2.74m)

LANDING

BEDROOM 1 15' 9" x 12' 7" (4.8m x 3.84m)

ENSUITE

BEDROOM 2 15' 8" x 9' 1" (4.78m x 2.77m)

GARDEN 44' 11" x 16' 7" (13.69m x 5.05m)

NO ONWARD CHAIN

NON ALLOCATED PARKING



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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