



PAUL GRAHAM



21 Limes Avenue, Carshalton, SM5 2AA | **Guide Price £550,000 Freehold**

Positioned on a quiet residential street, this charming three-bedroom end-of-terrace home offers a bright and versatile layout, ideal for modern family living. The ground floor features a spacious wrap-around open-plan kitchen, dining, and living area that opens onto a generous private garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The property further benefits from off-street parking, side access, and a large rear garage with an adjoining workshop-perfect for storage or hobbies. With scope to extend (STPP), this home offers exciting potential to grow with your needs.

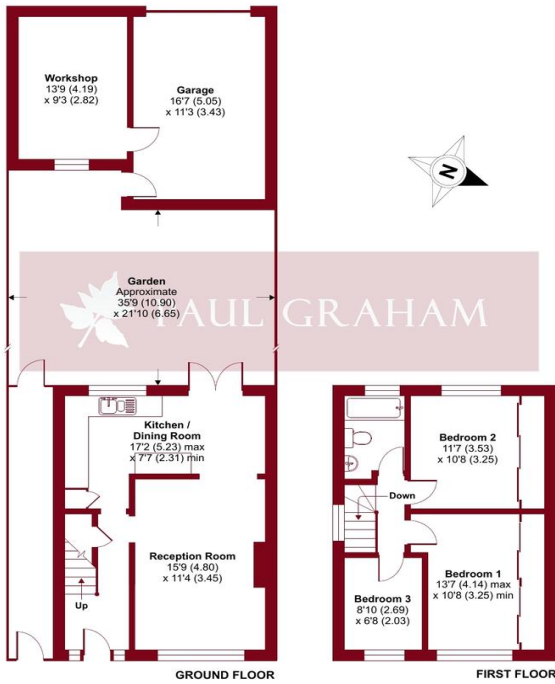
Limes Avenue, Carshalton, SM5

Approximate Area = 834 sq ft / 77.5 sq m

Garage / Workshop = 332 sq ft / 30.8 sq m

Total = 1166 sq ft / 108.3 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). © nchecom 2025. Produced for Paul Graham. REF: 1301854

ENTRANCE HALL

RECEPTION ROOM 15' 9" x 11' 4" (4.8m x 3.45m)

KITCHEN/DINING ROOM 17' 2" x 7' 7" (5.23m x 2.31m)

GARDEN 35' 9" x 21' 10" (10.9m x 6.65m)

GARAGE 16' 7" x 11' 3" (5.05m x 3.43m)

WORKSHOP 13' 9" x 9' 3" (4.19m x 2.82m)

LANDING

BEDROOM 1 13' 7" x 10' 8" (4.14m x 3.25m)

BEDROOM 2 11' 7" x 10' 8" (3.53m x 3.25m)

BEDROOM 3 8' 10" x 6' 8" (2.69m x 2.03m)

BATHROOM

OFF ROAD 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		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

CARSHALTON

Residential Sales

62 - 64 High Street

Carshalton

Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales

3 Wallington Square

Woodcote Road

Wallington

Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk