

The Avenue, Carshalton, SM5 4LD  
£625,000 Freehold



**Surrey Land  
Projects**

Land

New Homes

Commercial

Investments



## DESCRIPTION

Surrey Land Projects are delighted to present a stunning development of just four newly built, three-bedroom semi-detached family homes, constructed to a high specification by Woodlands Park. These contemporary homes feature a bright and spacious entrance hall, a stylish kitchen/diner with quartz counter tops and a full range of integrated appliances, and a generous living room with bi-fold doors that open onto the rear garden perfect for indoor-outdoor living. Upstairs, you'll find three well-proportioned bedrooms and a luxurious three-piece bathroom suite. Additional highlights include landscaped rear gardens with a patio area and a paved driveway with parking for one car, complete with an EV charger. Each home comes with a 10-year New Home Warranty for peace of mind.



## ROOMS

### ENTRANCE HALL

**KITCHEN/DINER** 19' 4" x 9' 1" (5.89m x 2.77m)

**RECEPTION ROOM** 19' 3" x 15' 11" (5.87m x 4.85m)

**GARDEN** 28' 3" x 20' 10" (8.61m x 6.35m)

**WC**

### LANDING

**BEDROOM 1** 15' 11" x 8' 5" (4.85m x 2.57m)

**BEDROOM 2** 13' 2" x 10' 1" (4.01m x 3.07m)

**BEDROOM 3** 14' 0" x 7' 1" (4.27m x 2.16m)

### BATHROOM

**ALLOCATED PARKING WITH EV CHARGER**

**10 YEAR NEW BUILD WARRANTY**

**CHAIN FREE**



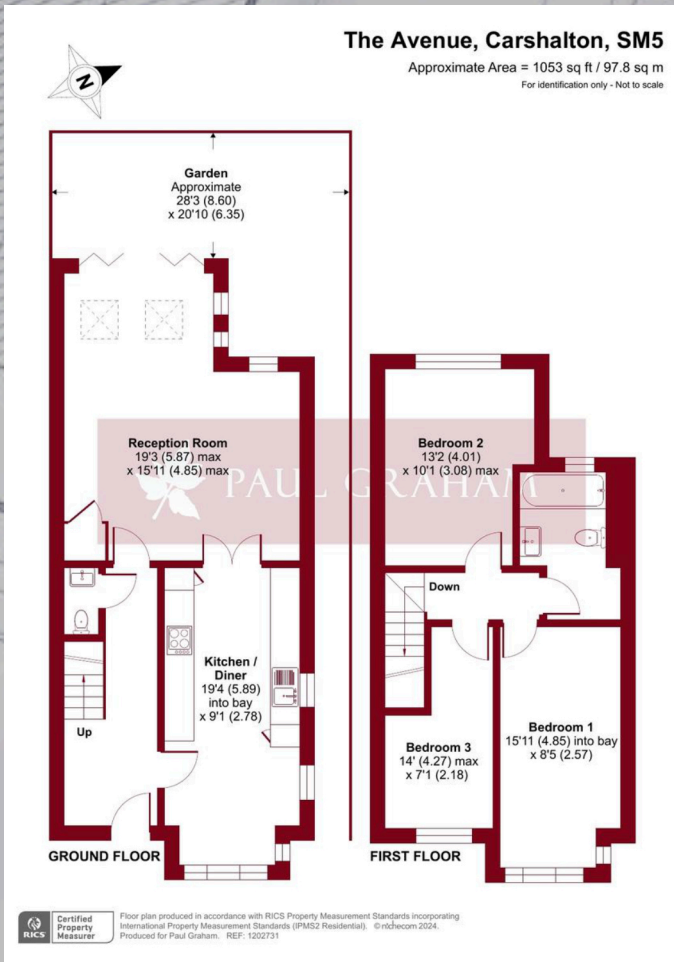
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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

