

3 Bed Detached In Colston Avenue , Carshalton, SM5 2NU

£2,650 Monthly





SHORT DESCRIPTION

Property Ref: 15648 A beautifully refurbished three-bedroom detached home in a prime Carshalton location Presenting a superbly refurbished three-bedroom detached family home, thoughtfully extended and upgraded throughout to suit modern living. Located on the sought-after Colston Avenue, this impressive property combines contemporary design with comfort and convenience, making it ideal for families and professionals alike. The property boasts two generous living rooms, providing flexible spaces for both relaxation and entertaining. The brand-new kitchen, complete with a utility area and extended dining space, forms the heart of the home, perfect for everyday family life or hosting guests. Upstairs, you will find three spacious double bedrooms, each designed with comfort in mind, alongside a modern family bathroom and a second shower room, ensuring practicality for a busy household. Outside, the property benefits from a sunny, well-maintained garden, a peaceful retreat ideal for outdoor dining and relaxation. The home's quiet setting, combined with its excellent transport links, offers the best of both worlds: tranquility and connectivity. Key Features Detached three-bedroom family home Two bright and versatile living rooms Modern fitted kitchen with dining and utility extensions Two stylish bathrooms (family bathroom + shower room) Private, sunny rear garden Driveway parking available Close to local amenities, reputable schools & transport links Close to St Mary's RC Infants & Junior School, Harris Junior Academy, Carshalton, Victor Seymour Infants' School, and Rushy Meadow Primary Academy Situated in a highly convenient location, offers easy access to Carshalton and Sutton town centers, local parks, and well-regarded schools, making it a fantastic long-term rental choice for families looking for quality, space, and comfort. Property Type: Detached Full Renting price: £2650.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: E EPC rating: D Measurement: 925.696 sq ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Central Heating -----

3

Bed Room(s)

2

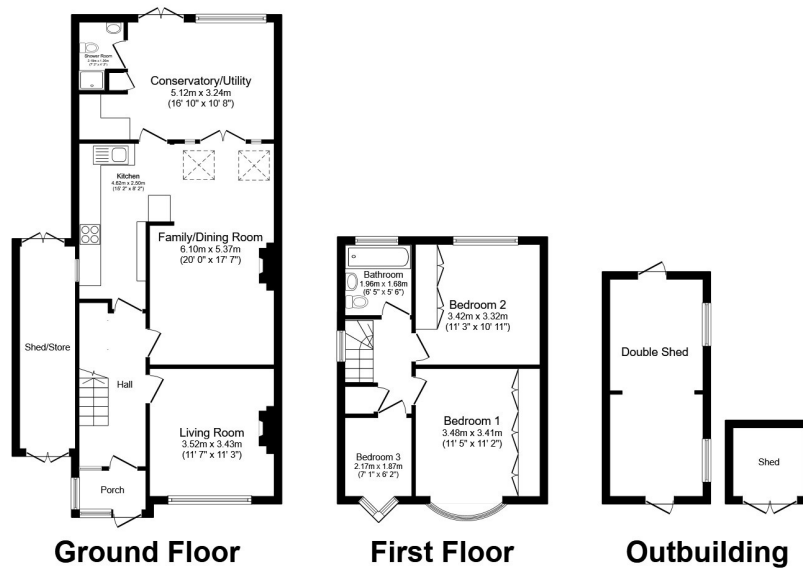
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 137.3 sq.m. (1,478 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

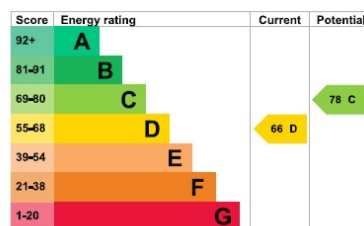
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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