



PAUL GRAHAM

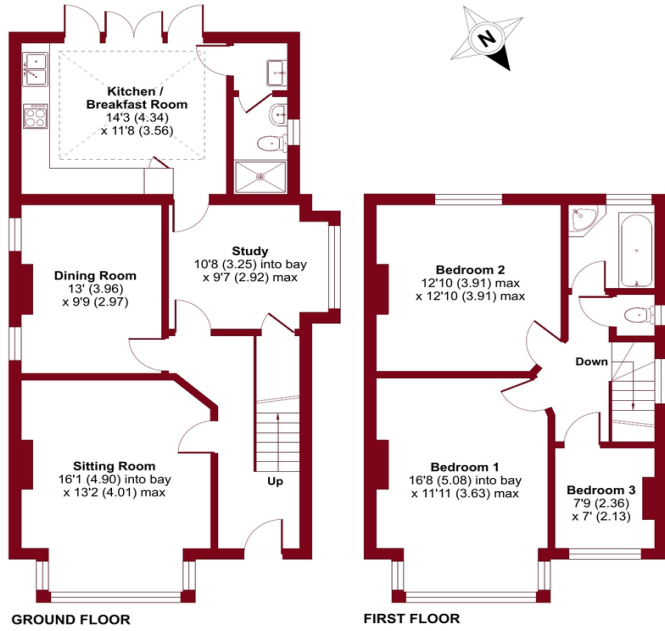


145 Carshalton Park Road, Carshalton, SM5 3SF | **Guide Price £665,000 Freehold**

Welcome to this charming Victorian detached house nestled on Carshalton Park Road. This exquisite property offers a blend of timeless elegance and modern convenience, making it the perfect family home. With a wealth of delightful features and ample living space, this home has it all. Upon entering the property, you are greeted by the spacious and inviting interior. The ground floor boasts three generously sized reception rooms, providing ample space for entertaining. The heart of the home is the expansive kitchen diner complete an abundance of natural light. Large glass doors seamlessly connect to the secluded garden. Additionally, there is a convenient shower room and a separate toilet on this level. Venturing upstairs, you'll discover three charming bedrooms, the family bathroom and a separate WC.

Carshalton Park Road, Carshalton, SM5

Approximate Area = 1332 sq ft / 123.7 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 16' 1" x 13' 2" (4.9m x 4.01m)

DINING ROOM 13' 0" x 9' 9" (3.96m x 2.97m)

STUDY 10' 8" x 9' 7" (3.25m x 2.92m)

KITCHEN/BREAKFAST ROOM 14' 3" x 11' 8" (4.34m x 3.56m)

GARDEN

SHOWER ROOM

BEDROOM 1 16' 8" x 11' 11" (5.08m x 3.63m)

BEDROOM 2 12' 10" x 12' 10" (3.91m x 3.91m)

BEDROOM 3 7' 9" x 7' 0" (2.36m x 2.13m)

BATHROOM

WC

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2023. Produced for Paul Graham. REF: 1024845



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		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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