

23 Talbot Road, Carshalton, SM5 3BP
£750,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

A bright and spacious 4 bedroom link detached family home located in the heart of Carshalton Village. Whilst the property requires some updating it offers flexible accommodation planned over two floors including a study for those wishing to work from home. The house is within walking distance of Carshalton High Street, popular schools, fantastic parkland and Carshalton Mainline station serving central London. The area is also well served with numerous golf clubs and recreational facilities whilst the larger towns of Sutton and Croydon are easily accessible. No Chain.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 16' 6" x 11' 1" (5.03m x 3.38m)

DINING ROOM 11' 3" x 11' 1" (3.43m x 3.38m)

STUDY 10' 3" x 6' 1" (3.12m x 1.85m)

CLOAKROOM

KITCHEN 12' 4" x 11' (3.76m x 3.35m)

UTILITY ROOM 10' 9" x 8' 2" (3.28m x 2.49m)

LANDING

BEDROOM 1 13' 2" x 11' 1" (4.01m x 3.38m)

EN SUITE SHOWER ROOM

BEDROOM 2 10' 3" x 10' (3.12m x 3.05m)

EN SUITE SHOWER ROOM

BEDROOM 3 11' 5" x 7' 8" (3.48m x 2.34m)

BEDROOM 4 12' x 7' 8" (3.66m x 2.34m)

FAMILY BATHROOM

SOUTHERLY ASPECT GARDEN

GARAGE & PARKING



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk