



1 Damson Way, Carshalton, SM5 4AY | Guide Price £650,000 Freehold

Paul Graham are proud to present this superb 4-bedroom semi-detached family home nestled in a modern development at Carshalton-on-the-hill within a mile of Carshalton Beeches station and just a short drive to Wallington, Sutton and Carshalton's excellent amenities including shops, schools, and transport facilities. The property is arranged over 3 floors and features a stunning kitchen diner with a fully integrated kitchen, a spacious lounge that leads onto a landscaped low-maintenance garden, a cloakroom on the ground floor, a family bathroom and 4 bedrooms with the principal bedroom boasting an en-suite. Of further benefit 2 allocated parking spaces making this an ideal family home.

Damson Way, Carshalton, SM5

Approximate Area = 1389 sq ft / 129 sq m
 Limited Use Area(s) = 130 sq ft / 12 sq m
 Total = 1519 sq ft / 141 sq m
For identification only - Not to scale



Denotes restricted head height



ENTRANCE HALL

KITCHEN/DINER 18' 8" x 10' 11" (5.69m x 3.33m)

WC

SITTING ROOM 15' 6" x 11' 11" (4.72m x 3.63m)

GARDEN

LANDING

BEDROOM 1 12' 1" x 10' 6" (3.68m x 3.2m)

ENSUITE

BEDROOM 3 12' 1" x 8' 1" (3.68m x 2.46m)

BEDROOM 4 8' 7" x 7' 1" (2.62m x 2.16m)

BATHROOM

BEDROOM 2 24' 0" x 15' 0" (7.32m x 4.57m)

ALLOCATED PARKING SPACE X 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhccom 2024. Produced for Paul Graham. REF: 1076354



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

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