



128 Nightingale Road, Carshalton, SM5 2EN | **Guide Price £650,000 Freehold**

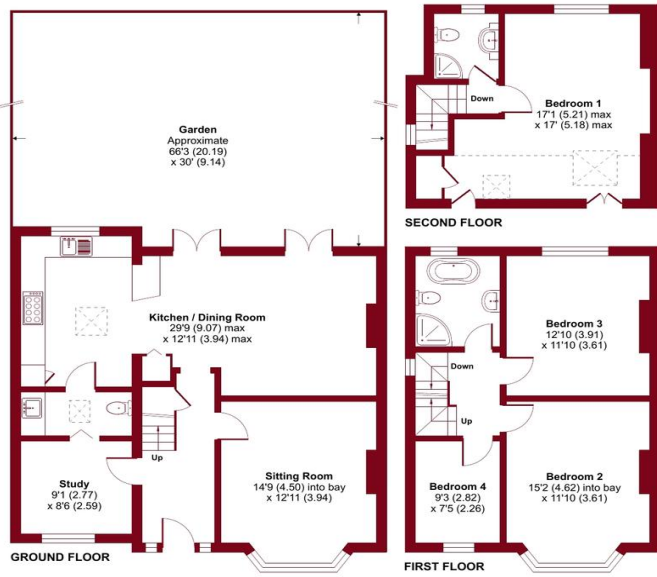
A charming four-bedroom semi-detached home. The property seamlessly blends modern comfort with timeless charm. The extended layout includes a study, utility room/WC, and a spacious open-plan kitchen/dining area. With a capacious reception room, four bedrooms, and two bathrooms from a clever loft extension, this property offers versatile living. Step outside to a spacious rear garden and enjoy the convenience of off-street parking. Offered with no onward chain, don't miss the chance to call this delightful house your home.

Nightingale Road, Carshalton, SM5

Approximate Area = 1566 sq ft / 145.4 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Total = 1634 sq ft / 151.7 sq m
For identification only - Not to scale



Denotes restricted head height



ENTRANCE HALL

SITTING ROOM 14' 9" x 12' 11" (4.5m x 3.94m)

KITCHEN/DINING ROOM 29' 9" x 12' 11" (9.07m x 3.94m)

UTILITY ROOM/WC

STUDY 9' 1" x 8' 6" (2.77m x 2.59m)

GARDEN 66' 3" x 30' 0" (20.19m x 9.14m)

BEDROOM 2 15' 2" x 11' 10" (4.62m x 3.61m)

BEDROOM 3 12' 10" x 11' 10" (3.91m x 3.61m)

BEDROOM 4 9' 3" x 7' 5" (2.82m x 2.26m)

BATHROOM

BEDROOM 1 17' 1" x 17' 0" (5.21m x 5.18m)

BATHROOM

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhccom Produced for Paul Graham, 2024. 1078199



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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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