



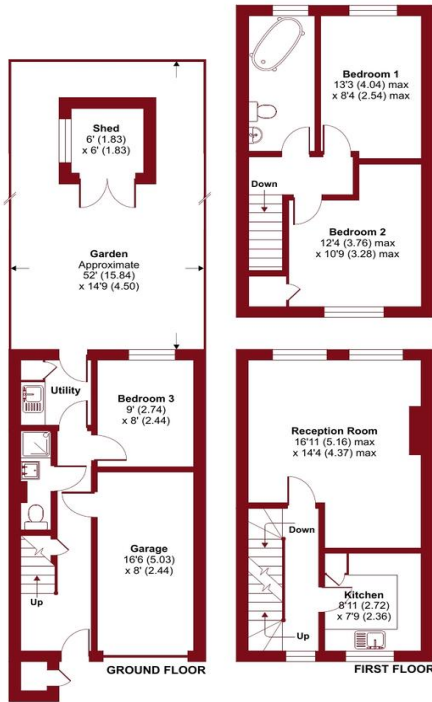
12 Scawen Close, Carshalton, SM5 2TZ | Guide Price £575,000 Freehold

Welcome to this exquisite three-bedroom townhouse nestled in the prime location of Carshalton Village. Situated within a modern development, this property offers a perfect blend of contemporary living and convenience spread over three floors.

As you enter, the ground floor greets you with a versatile layout. It features a garage, ideal for convenient parking or additional storage space. Adjacent to the garage is a convenient shower room and WC. A utility room adds practicality to the space, while a guest bedroom offers comfort and privacy for visitors or family members. Ascending to the first floor, you'll find a spacious reception/dining room, offering ample space for entertaining guests or relaxing with family. The modern kitchen, also located on this floor, is equipped with sleek appliances and ample storage. On the second floor, two double bedrooms await and a family bathroom completes the floor. Parking will never be an issue with off-road parking available.

Scawen Close, Carshalton, SM5

Approximate Area = 1028 sq ft / 95.5 sq m
 Garage = 132 sq ft / 12.3 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 1196 sq ft / 111.1 sq m
 For identification only - Not to scale



ENTRANCE HALL

GARAGE 16' 6" x 8' 0" (5.03m x 2.44m)

SHOWER ROOM

UTILITY ROOM

BEDROOM 3 9' 0" x 8' 0" (2.74m x 2.44m)

GARDEN

RECEPTION ROOM 16' 11" x 14' 4" (5.16m x 4.37m)

KITCHEN 8' 11" x 7' 9" (2.72m x 2.36m)

LANDING

BEDROOM 1 13' 3" x 8' 4" (4.04m x 2.54m)

BEDROOM 2 12' 4" x 10' 9" (3.76m x 3.28m)

BATHROOM

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1000998



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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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