



PAUL GRAHAM

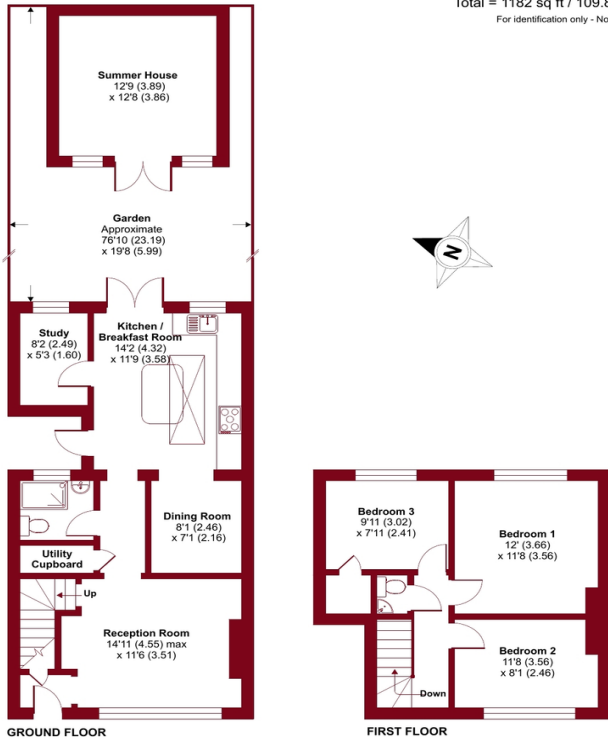


7 Courtney Crescent, Carshalton, SM5 4NA | **Guide Price £475,000 Freehold**

Nestled in the heart of the desirable Carshalton on the Hill, this impressive 3 bedroom terraced house offers a perfect blend of modern living and traditional charm. Step inside to discover a spacious and light-filled interior, enhanced by a thoughtfully designed rear extension. This extension has created a stunning open-plan kitchen and dining area, perfect for hosting. Adjacent to the kitchen, you'll find a study/office. There is a secluded rear garden complete with a charming summer house. Of further benefit is off road parking.

Courtney Crescent, Carshalton, SM5

Approximate Area = 1020 sq ft / 94.7 sq m
 Outbuilding = 162 sq ft / 15.1 sq m
 Total = 1182 sq ft / 109.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2024. Produced for Paul Graham. REF: 1100514



ENTRANCE HALL

RECEPTION ROOM 14' 11" x 11' 6" (4.55m x 3.51m)

UTILITY CUPBOARD

BATHROOM

DINING ROOM 8' 1" x 7' 1" (2.46m x 2.16m)

KITCHEN/BREAKFAST ROOM 14' 2" x 11' 9" (4.32m x 3.58m)

STUDY 8' 2" x 5' 3" (2.49m x 1.6m)

GARDEN 76' 10" x 19' 8" (23.42m x 5.99m)

SUMMER HOUSE 12' 9" x 12' 8" (3.89m x 3.86m)

BEDROOM 1 12' 0" x 11' 8" (3.66m x 3.56m)

BEDROOM 2 11' 8" x 8' 1" (3.56m x 2.46m)

BEDROOM 3 9' 11" x 7' 11" (3.02m x 2.41m)

WC



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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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