

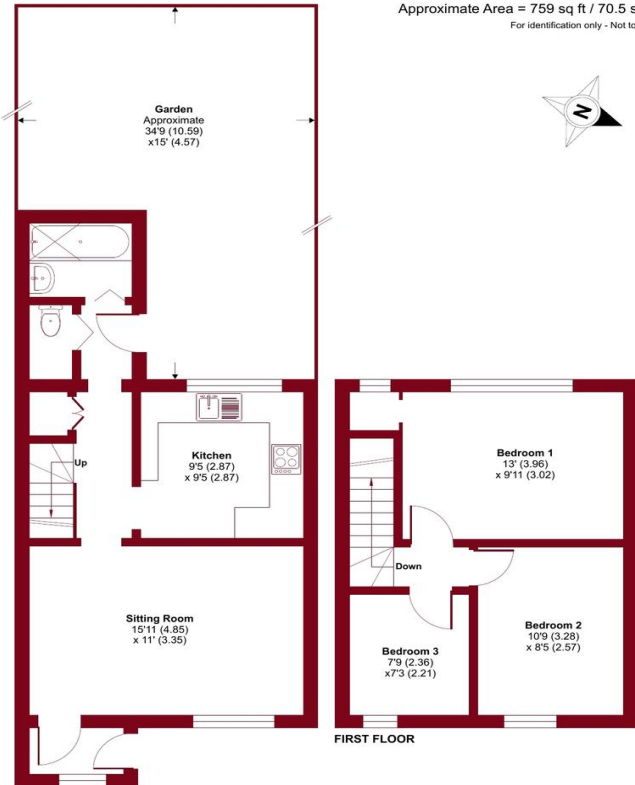


21 Rushen Walk, Carshalton, SM5 1PY | **Guide Price £400,000 Freehold**

A three bedroom mid-terrace house situated in a popular residential location. The property features off-road parking for 2 cars, a spacious lounge, a modern kitchen, a bathroom with a separate W/C, three bedrooms and a secluded rear garden. The house is close to good schools including Tweeddale Primary School, Muschamp Primary School and Greenshaw High School. The property is within walking distance to bus stops which lead to Morden tube station and Carshalton train station.

Rushen Walk, Carshalton, SM5

Approximate Area = 759 sq ft / 70.5 sq m
For identification only - Not to scale



Ground Floor
Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1100737
PAUL GRAHAM

PORCH

SITTING ROOM 15' 11" x 11' 0" (4.85m x 3.35m)

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m)

HALLWAY

CUPBOARD

WC

BATHROOM

GARDEN 34' 9" x 15' 0" (10.59m x 4.57m)

BEDROOM 1 13' 0" x 9' 11" (3.96m x 3.02m)

BEDROOM 2 10' 9" x 8' 5" (3.28m x 2.57m)

BEDROOM 3 7' 9" x 7' 3" (2.36m x 2.21m)

OFF ROAD PARKING



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

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