



68 Cambridge Road, Carshalton, SM5 3QS | **Guide Price £625,000 Freehold**

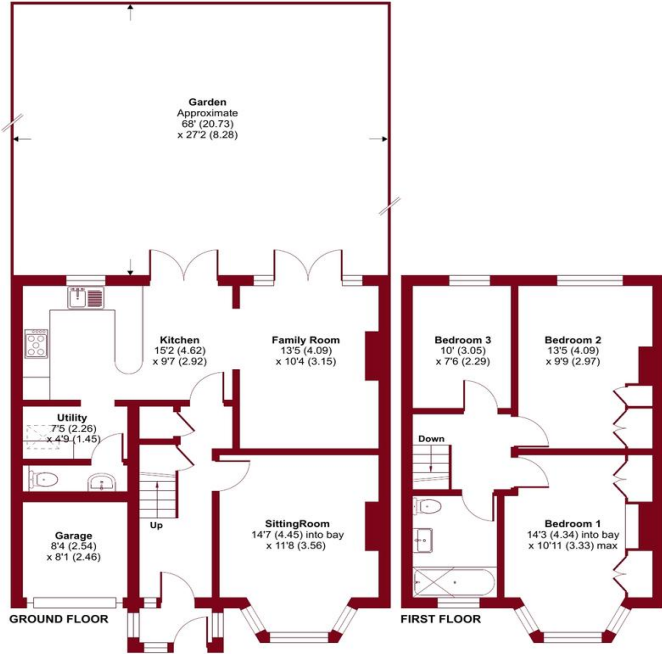
A stunning 3 bedroom extended semi-detached house presented in excellent condition throughout and ideal located in Carshalton Beeches moments from fantastic local schools, shopping parades and transport links



## Cambridge Road, Carshalton, SM5

Approximate Area = 1090 sq ft / 101.2 sq m  
 Garage = 60 sq ft / 5.5 sq m  
 Total = 1150 sq ft / 106.7 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichelcom 2024. Produced for Paul Graham. REF: 1108069



### ENTRANCE PORCH

### ENTRANCE HALL

**SITTING ROOM** 14' 7" x 11' 8" (4.44m x 3.56m)

**FAMILY ROOM** 13' 5" x 10' 9" (4.09m x 3.28m)

**KITCHEN** 15' 2" x 9' 7" (4.62m x 2.92m)

**UTILITY ROOM** 7' 5" x 4' 9" (2.26m x 1.45m)

### WC

### LANDING

**BEDROOM 1** 14' 3" x 10' 11" (4.34m x 3.33m)

**BEDROOM 2** 13' 5" x 9' 9" (4.09m x 2.97m)

**BEDROOM 3** 10' x 7' 6" (3.05m x 2.29m)

### BATHROOM

**WESTERLEY ASPECT GARDEN** 68' x 27' 2" (20.73m x 8.28m) Approx

### GARAGE AND 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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