



Westdene, Hawthorne Avenue, Carshalton, SM5 4PN | **Guide Price £575,000 Freehold**

A bright and spacious 2 bedroom semi detached bungalow located in a popular road close to shopping parades, bus routes, parkland and both Wallington and Carshalton town centres with their there respective mainline stations. The property requires some updating and is offered with no chain.

GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.  
We have always had been made to ensure the accuracy of the floorplan and room measurements of plans, windows, doors etc. at any other time, we are not responsible for any errors, omissions or misstatements. This plan is for general guidance only and should be used as such for the prospective purchaser. The various systems and appliances shown have not been tested and no guarantee will be given for their operation or efficiency until they have been tested.

## ENTRANCE HALL

RECEPTION ROOM 17' 3" x 11' 11" (5.26m x 3.63m)

KITCHEN 7' 2" x 7' 2" (2.18m x 2.18m)

BEDROOM 1 11' 2" x 10' 4" (3.4m x 3.15m)

BEDROOM 2/DINING ROOM 12' 2" x 9' 11" (3.71m x 3.02m)

GARAGE 15' 3" x 8' 1" (4.65m x 2.46m)

UTILITY ROOM 7' 8" x 7' 2" (2.34m x 2.18m)

WC

GARDEN

PARKING TO FRONT



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		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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