

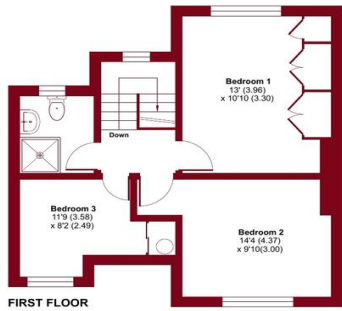


10 Gaynesford Road, Carshalton, SM5 4NJ | **Guide Price £480,000 Freehold**

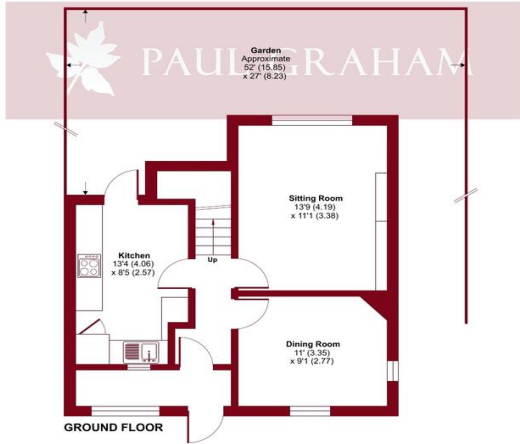
A bright and spacious 3 bedroom semi detached house located in a popular residential area close to schools, shopping parades, bus routes and Carshalton Beeches station. The property requires some updating and is offered with no chain.

Gaynesford Road, Carshalton, SM5

Approximate Area = 922 sq ft / 85.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Paul Graham. REF: 1136562

ENTRANCE HALL

SITTING ROOM 13' 9" x 11' 1" (4.19m x 3.38m)

DINING ROOM 11' x 9' 1" (3.35m x 2.77m)

KITCHEN 13' 4" x 8' 5" (4.06m x 2.57m)

LANDING

BEDROOM 1 13' x 10' 10" (3.96m x 3.3m)

BEDROOM 2 14' 4" x 9' 10" (4.37m x 3m)

BEDROOM 3 11' 9" x 8' 2" (3.58m x 2.49m)

SHOWER ROOM

OFF ROAD PARKING

GARDEN



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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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