

30 The Square, Carshalton Village, SM5 3BN  
Guide Price £645,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This superb extended three-bedroom end of terrace house is ideally situated in the heart of Carshalton Village. Immaculately maintained and presented in pristine condition, this period house offers a blend of contemporary living with classic charm. The property features a cosy front reception room, a spacious and modern extended kitchen/diner and family room, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a stylish, modern family bathroom. The large easterly-facing garden, benefitting from the end of the terrace position, offers ample space with the potential for further extension. Additionally, the property includes a carport at the rear of the garden for off-road parking and is offered to the market with no onward chain.



## ROOMS

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**LIVING ROOM** 14' 4" x 12' 4" (4.37m x 3.76m) max

**KITCHEN/DINING ROOM** 21' x 17' 4" (6.4m x 5.28m)

**LANDING**

**BEDROOM 1** 14' 9" x 11' 3" (4.5m x 3.43m) Into bay.

**BEDROOM 2** 11' 11" x 11' 2" (3.63m x 3.4m)

**BEDROOM 3/STUDY** 8' 11" x 6' (2.72m x 1.83m)

**BATHROOM**

**GARDEN** 52' 7" x 31' (16.03m x 9.45m)  
Approx

**COVERED OFF ROAD PARKING**

**STORAGE SHEDS**

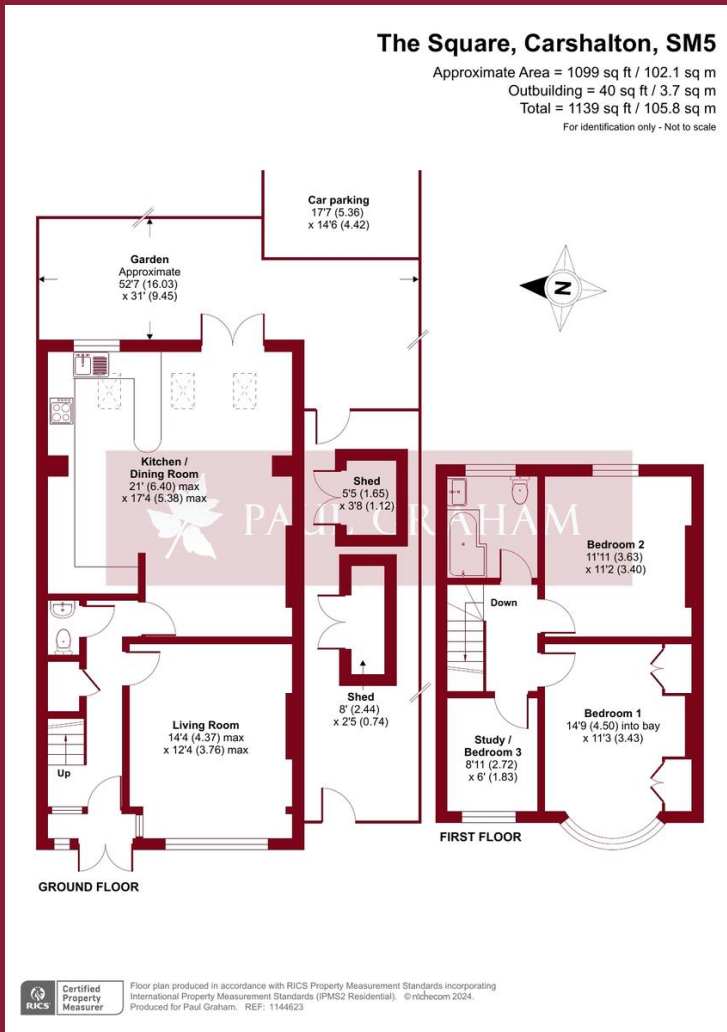
**NO CHAIN**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.

## WALLINGTON

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