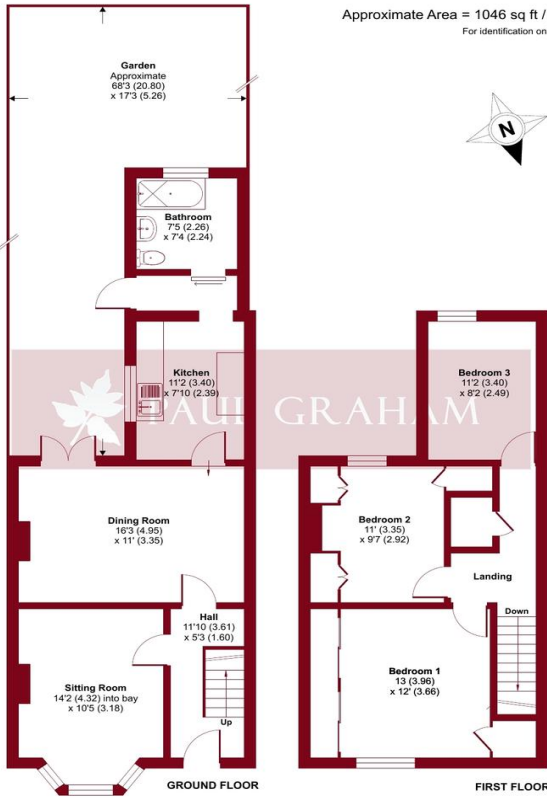


15 Rochester Road, Carshalton, SM5 2LB | **Guide Price £425,000 Freehold**

A charming three-bedroom Victorian period mid-terrace house, perfectly suited for those looking to create their dream home. This delightful property features two inviting reception rooms, with a front-aspect living room and a rear-aspect dining room, providing ample space for family gatherings and entertaining. The separate galley kitchen offers a practical layout, while the spacious downstairs bathroom adds to the home's convenience. The southerly-facing rear garden and a quaint front garden complete the exterior, making this property a wonderful opportunity for anyone seeking a project to modernize and personalize.

Rochester Road, SM5

Approximate Area = 1046 sq ft / 97.2 sq m
For identification only - Not to scale



ENTRANCE HALL 11' 10" x 5' 3" (3.61m x 1.6m)

SITTING ROOM 14' 2" x 10' 5" (4.32m x 3.18m)

DINING ROOM 16' 3" x 11' 0" (4.95m x 3.35m)

KITCHEN 11' 2" x 7' 10" (3.4m x 2.39m)

HALL

BATHROOM 7' 5" x 7' 4" (2.26m x 2.24m)

GARDEN 68' 3" x 17' 3" (20.8m x 5.26m)

LANDING

BEDROOM 1 13' 0" x 12' 0" (3.96m x 3.66m)

BEDROOM 2 11' 0" x 9' 7" (3.35m x 2.92m)

BEDROOM 3 11' 2" x 8' 2" (3.4m x 2.49m)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rochecon 2024. Produced for Paul Graham. REF: 1164501



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		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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