

11 Ashcombe Road, Carshalton, SM5 3ET  
£1,150,000



PAUL GRAHAM

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



## DESCRIPTION

This exquisite four-bedroom detached house, featuring a self-contained ground-floor annexe, is located on one of Carshalton's most prestigious roads. The property offers an exceptional combination of period charm and modern versatility, with a spacious eat-in kitchen, two reception rooms, and a southerly-facing garden perfect for outdoor living. The annexe provides a versatile living space complete with its own kitchen, reception room, bedroom, and bathroom, ideal for guests or multi-generational living. The large rear garden, bathed in sunlight, includes a garden office/studio, making it perfect for remote work or creative pursuits. This home offers views overlooking Carshalton Park and presents an excellent opportunity for further extension (subject to planning permission). Additionally, it is available with no onward chain.





## ROOMS

### ENTRANCE HALL

**RECEPTION ROOM** 17' 2" x 10' (5.23m x 3.05m)

**DINING ROOM** 14' x 14' (4.27m x 4.27m)

**KITCHEN** 15' 7" x 10' 7" (4.75m x 3.23m)

### ANNEX AREA

**KITCHEN/RECEPTION ROOM** 18' 11" x 13' 8" (5.77m x 4.17m)

**BEDROOM 3** 12' 8" x 8' 5" (3.86m x 2.57m)

### BATHROOM

**BEDROOM 1** 14' x 11' 11" (4.27m x 3.63m)

**BEDROOM 2** 12' x 10' (3.66m x 3.05m)

**BEDROOM 4** 10' 6" x 10' 4" (3.2m x 3.15m)

### BATHROOM

**GARDEN** 120' x 42' (36.58m x 12.8m)  
Approx

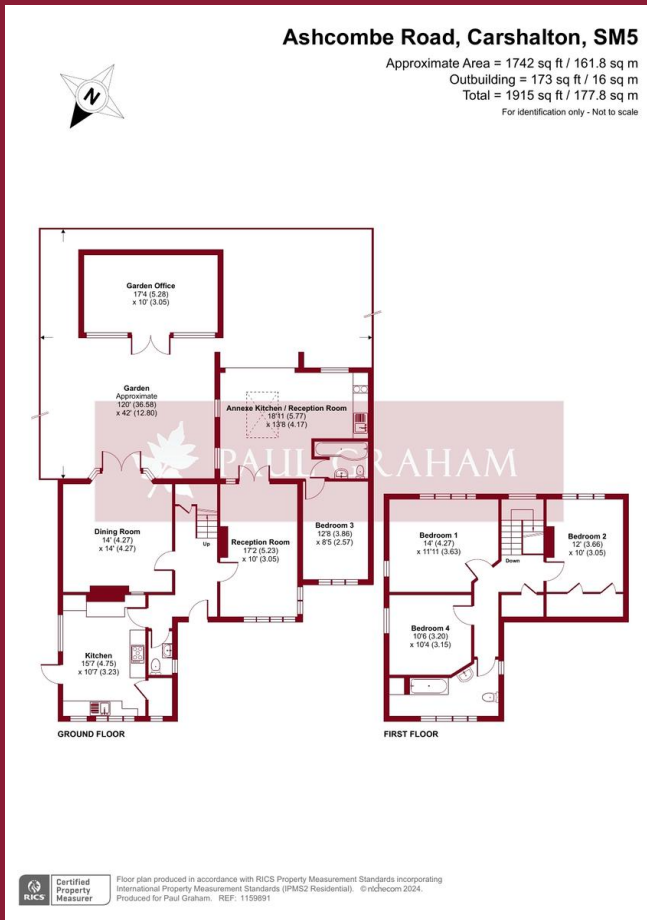
**GARDEN OFFICE** 17' 4" x 10' (5.28m x 3.05m)



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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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