

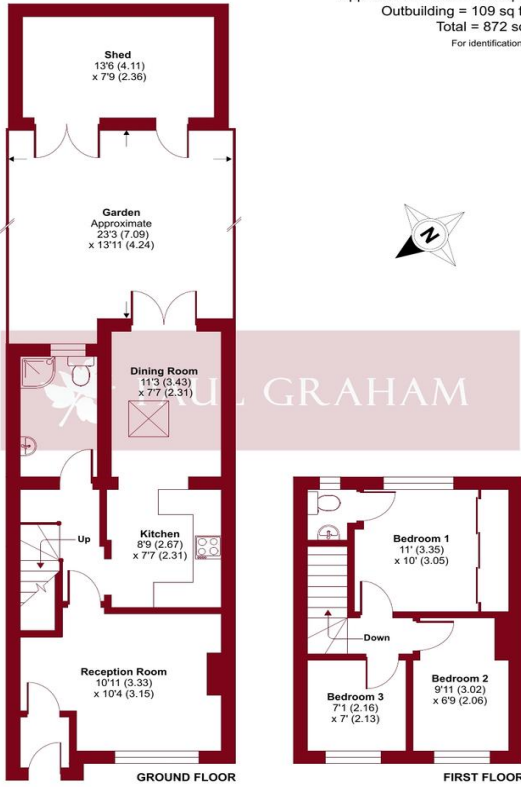


107 Waltham Road, Carshalton, SM5 1PS | £425,000 Freehold

This extended three-bedroom house, located in a desirable residential area of Carshalton, offers a blend of modern living and comfort. The ground floor features a welcoming front reception room and an impressive open-plan kitchen/diner, complete with a sleek, modern fitted kitchen. The property boasts a stylish bathroom, while the landscaped garden includes a versatile garden office/studio, perfect for home working or creative projects. With off-street parking, the house has been well-maintained and is presented in excellent condition throughout, offering plenty of space for family living.

Waltham Road, Carshalton, SM5

Approximate Area = 763 sq ft / 70.9 sq m
 Outbuilding = 109 sq ft / 10.1 sq m
 Total = 872 sq ft / 81 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Paul Graham. REF: 1190887

PORCH

RECEPTION ROOM 10' 11" x 10' 4" (3.33m x 3.15m)

KITCHEN 8' 9" x 7' 7" (2.67m x 2.31m)

DINING ROOM 11' 3" x 7' 7" (3.43m x 2.31m)

HALL

BATHROOM

GARDEN 23' 3" x 13' 11" (7.09m x 4.24m)

SHED 13' 6" x 7' 9" (4.11m x 2.36m)

BEDROOM 1 11' 0" x 10' 0" (3.35m x 3.05m)

ENSUITE WC

BEDROOM 2 9' 11" x 6' 9" (3.02m x 2.06m)

BEDROOM 3 7' 1" x 7' 0" (2.16m x 2.13m)

OFF ROAD PARKING



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		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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