

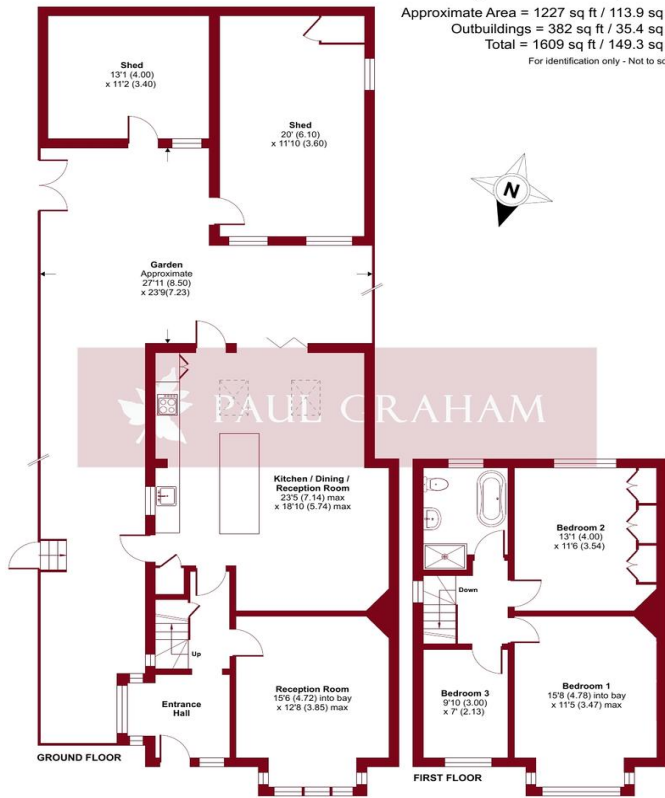


78 Ruskin Road, Carshalton, SM5 3DH | Guide Price £650,000 Freehold

This beautifully presented three-bedroom family home effortlessly blends traditional charm with modern living. The welcoming entrance hall leads to a characterful front reception room, complete with a stunning fireplace and fitted internal shutters. At the rear, the open-plan kitchen/dining room is a true showstopper, featuring ample storage, worktop space, and room for appliances. Flooded with natural light from Velux windows and bi-fold doors, it offers the perfect space for entertaining or family life. Upstairs, three spacious double bedrooms are served by a luxurious family bathroom, which boasts a free-standing bath, separate shower, W/C, and washbasin. Outside, the south-facing rear garden is mainly laid to lawn and includes a paved patio, side access, and two large storage sheds, creating a wonderful space for relaxation or outdoor dining.

Ruskin Road, Carshalton, SM5

Approximate Area = 1227 sq ft / 113.9 sq m
 Outbuildings = 382 sq ft / 35.4 sq m
 Total = 1609 sq ft / 149.3 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 15' 6" x 12' 8" (4.72m x 3.86m)

KITCHEN/DINING ROOM 23' 5" x 18' 10" (7.14m x 5.74m)

GARDEN 27' 11" x 23' 9" (8.51m x 7.24m)

SHED 20' 0" x 11' 10" (6.1m x 3.61m)

SHED 13' 1" x 11' 2" (3.99m x 3.4m)

LANDING

BEDROOM 1 15' 8" x 11' 5" (4.78m x 3.48m)

BEDROOM 2 13' 11" x 11' 6" (4.24m x 3.51m)

BEDROOM 3 9' 10" x 7' 0" (3m x 2.13m)

BATHROOM

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Paul Graham. REF: 1231314



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 | | 85 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk