



PAUL GRAHAM



28 Alma Road, Carshalton, SM5 2PF | **Guide Price £600,000 Freehold**

A stunning, extended Edwardian semi-detached house with three generous bedrooms, perfectly positioned on the picturesque, tree-lined Alma Road in Carshalton. This charming property is just a short walk from the quaint Carshalton Village and Carshalton Station, offering an exceptional blend of timeless character and modern convenience

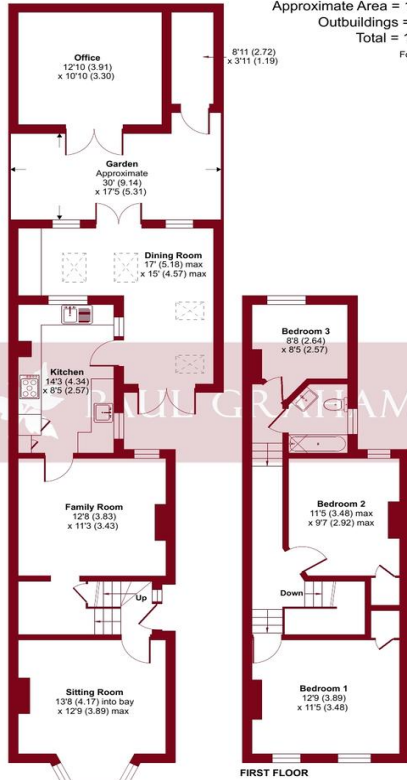
Alma Road, Carshalton, SM5

Approximate Area = 1177 sq ft / 109.3 sq m

Outbuildings = 167 sq ft / 15.5 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced by Paul Graham. REF: 1193959

ENTRANCE HALL

SITTING ROOM 13' 8" x 12' 9" (4.17m x 3.89m)

BOOT ROOM

FAMILY ROOM 12' 8" x 11' 3" (3.86m x 3.43m)

KITCHEN 14' 3" x 8' 5" (4.34m x 2.57m)

DINING ROOM & UTILITY AREA 17' 0" x 15' 0" (5.18m x 4.57m)

GARDEN

GARDEN OFFICE/STUDIO 12' 10" x 10' 10" (3.91m x 3.3m)

GARDEN STORE 8' 11" x 3' 11" (2.72m x 1.19m)

COURTYARD

BEDROOM 1 12' 9" x 11' 5" (3.89m x 3.48m)

BEDROOM 2 11' 5" x 9' 7" (3.48m x 2.92m)

BEDROOM 3 8' 8" x 8' 5" (2.64m x 2.57m)

BATHROOM



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	57 D	
39-54	E		
21-38	F		
1-20	G		

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