



PAUL GRAHAM



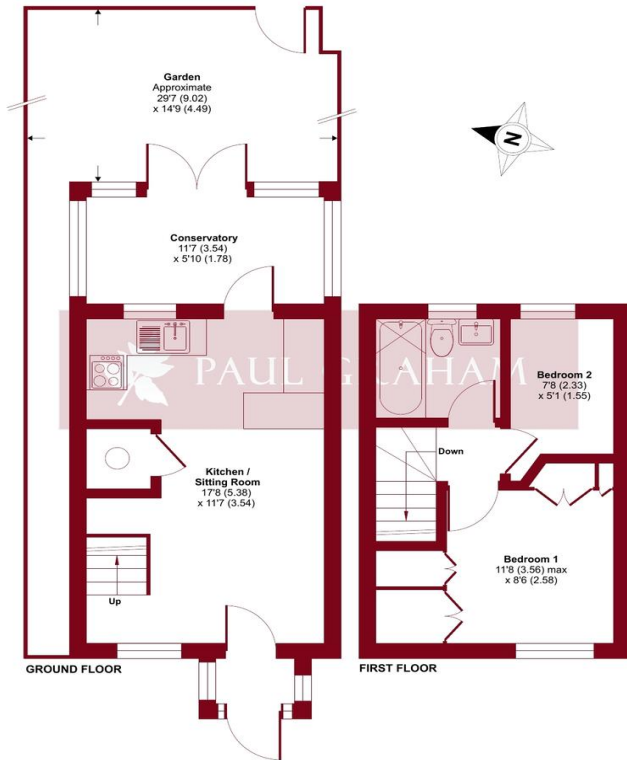
**23 Hornbeam Terrace, Winchcombe Road, Carshalton, SM5 1RU | Guide Price £350,000**

This two-bedroom end-of-terrace home sits on a desirable corner plot, offering both front and rear gardens, along with off-road parking for two cars at the rear. While the property requires modernisation, it presents an excellent opportunity to create a home tailored to your taste. Inside, you'll find gas central heating and a practical layout, making it a solid foundation for future improvements.



## Winchcombe Road, Carshalton, SM5

Approximate Area = 500 sq ft / 46.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Paul Graham. REF: 1250802

## PORCH

**KITCHEN/SITTING ROOM** 17' 8" x 11' 7" (5.38m x 3.53m)

**CONSERVATORY** 11' 7" x 5' 10" (3.53m x 1.78m)

**GARDEN** 29' 7" x 14' 9" (9.02m x 4.5m)

**BEDROOM 1** 11' 8" x 8' 6" (3.56m x 2.59m)

**BEDROOM 2** 7' 8" x 5' 1" (2.34m x 1.55m)

## BATHROOM

## FRONT GARDEN

## OFF ROAD PARKING

## NO ONWARD CHAIN



**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		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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