



PAUL GRAHAM

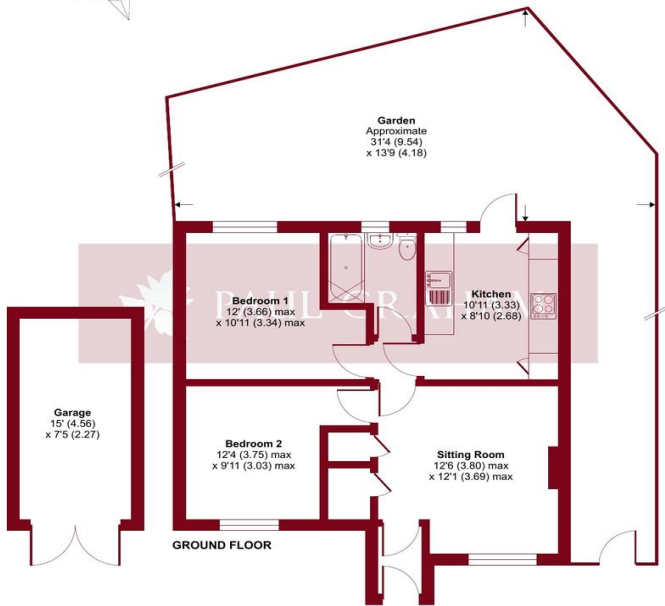


31 Beynon Road, Carshalton, SM5 3RW | Guide Price £340,000 Share of Freehold

This delightful two-bedroom ground floor maisonette offers spacious and well-presented accommodation throughout. The property features a bright and airy sitting room, a modern fitted kitchen, and two well-proportioned double bedrooms. A key highlight is the private rear garden, perfect for relaxing or entertaining, as well as the convenience of a private garage for storage or parking.

Beynon Road, Carshalton, SM5

Approximate Area = 568 sq ft / 52.7 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 679 sq ft / 63 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). © nchecom 2025. Produced for Paul Graham. REF: 1255879

ENTRANCE HALL

SITTING ROOM 12' 6" x 12' 1" (3.81m x 3.68m)

KITCHEN 10' 11" x 8' 10" (3.33m x 2.69m)

BEDROOM 1 12' 0" x 10' 11" (3.66m x 3.33m)

BEDROOM 2 12' 4" x 9' 11" (3.76m x 3.02m)

BATHROOM

GARDEN 31' 4" x 13' 9" (9.55m x 4.19m)

GARAGE 15' 0" x 7' 5" (4.57m x 2.26m)

SHARE OF FREEHOLD

LEASEHOLD 169 YEARS REMAINING



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		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		

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