

25 Fairway, Carshalton, SM5 4HR
£925,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This charming four-bedroom semi-detached home with an extended kitchen offers generous living space and a flexible layout ideal for family life. The ground floor features two spacious reception rooms, a modern kitchen/dining area, and a convenient downstairs shower room with WC and wash basin. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom and a separate WC. With a large rear garden and internal garage, the property also offers exciting potential for future development (STPP). Fairway is a sought-after residential road in Carshalton, popular with families thanks to its peaceful setting and close proximity to well-regarded local schools. The area is well-connected, offering easy access to transport links, local shops, and beautiful parks. With its welcoming community feel and excellent amenities nearby, this location offers a perfect blend of convenience and lifestyle appeal.



ROOMS

ENTRANCE HALL

SITTING/DINING ROOM 15' 7" x 13' 1"
(4.75m x 3.99m)

RECEPTION ROOM 15' 11" x 12' 6" (4.85m x 3.81m)

KITCHEN/DINING ROOM 21' 1" x 12' 4"
(6.43m x 3.76m)

GARAGE 16' 3" x 9' 2" (4.95m x 2.79m)

SHOWER ROOM

GARDEN 150' Approx.

LANDING

BEDROOM 1 15' 4" x 12' 11" (4.67m x 3.94m)

BEDROOM 2 14' 0" x 12' 6" (4.27m x 3.81m)

BEDROOM 3 13' 7" x 9' 11" (4.14m x 3.02m)

BEDROOM 4 8' 3" x 7' 5" (2.51m x 2.26m)

BATHROOM

WC

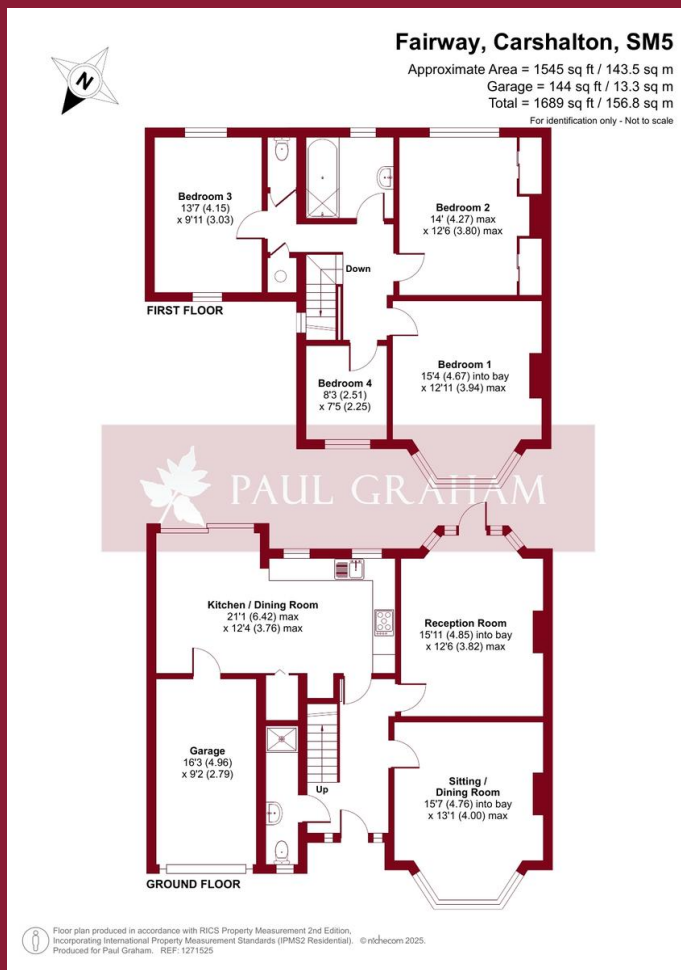
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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