



PAUL GRAHAM



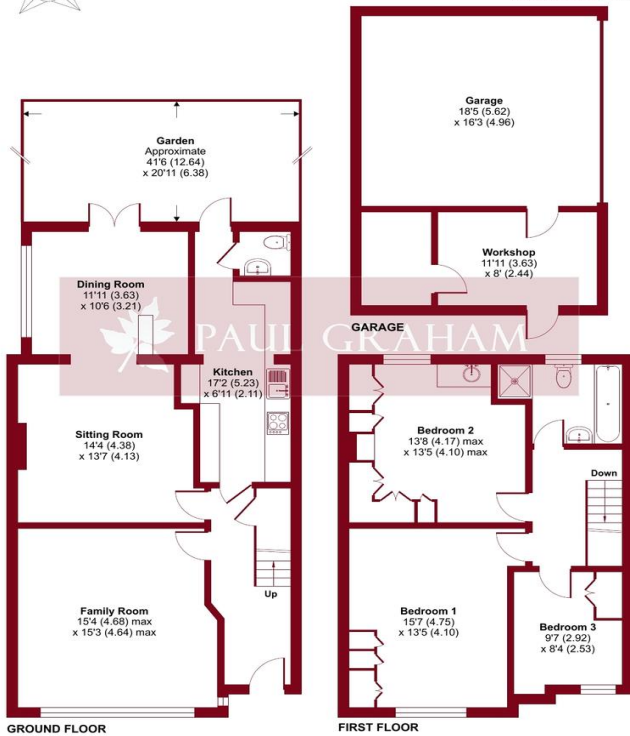
5 Westmead Corner, Carshalton, SM5 2NZ | **Guide Price £525,000 Freehold**

A bright and deceptively spacious 3 bedroom terraced home in a highly convenient location close to shops, bus routes and schools. The property has been extended on the ground floor and offers a double garage and workshop to the rear, gas central heating and double glazing.



## Westmead Corner, Carshalton, SM5

Approximate Area = 1420 sq ft / 131.9 sq m  
Garage = 445 sq ft / 41.3 sq m  
Total = 1865 sq ft / 173.2 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). Produced for Paul Graham. REF: 1296212. © richacomm 2025.

## ENTRANCE HALL

**FAMILY ROOM** 15' 4" x 15' 3" (4.67m x 4.65m)

**SITTING ROOM** 14' 4" x 13' 7" (4.37m x 4.14m)

**DINING ROOM** 11' 11" x 10' 6" (3.63m x 3.2m)

**KITCHEN** 17' 2" x 6' 11" (5.23m x 2.11m)

## DOWNSTAIRS WC

## FIRST FLOOR LANDING

**BEDROOM 1** 15' 7" x 13' 5" (4.75m x 4.09m)

**BEDROOM 2** 13' 8" x 13' 5.23" (4.17m x 4.09m)

**BEDROOM 3** 9' 7" x 8' 4" (2.92m x 2.54m)

## BATHROOM

**GARAGE** 18' 5" x 16' 3" (5.61m x 4.95m)

**GARDEN** 41' 6" x 20' 11" (12.65m x 6.38m) Approx



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

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