



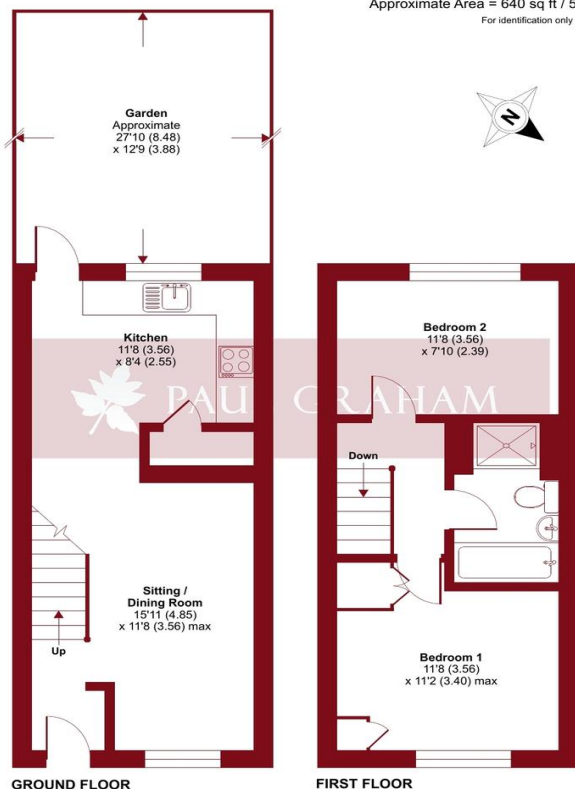
## 20 Vellum Drive, Carshalton, SM5 2TL | **Guide Price £400,000 Freehold**

Situated in a popular and peaceful development, this well-presented two-bedroom terraced home offers smart, practical living across two floors. The ground floor features a bright sitting/dining room leading to a modern kitchen that opens directly onto a south-westerly facing garden-perfect for relaxing or entertaining. Upstairs, there are two double bedrooms, a family bathroom, and additional built-in storage. With an allocated parking space and no onward chain, this home offers immediate comfort and convenience for a range of buyers.



# Vellum Drive, Carshalton, SM5

Approximate Area = 640 sq ft / 59.4 sq m  
For identification only - Not to scale



**SITTING/DINING ROOM** 15' 11" x 11' 8"  
(4.85m x 3.56m)

**KITCHEN** 11' 8" x 8' 4" (3.56m x 2.54m)

**GARDEN** 27' 10" x 12' 9" (8.48m x 3.89m)

**LANDING**

**BEDROOM 1** 11' 8" x 11' 2" (3.56m x 3.4m)

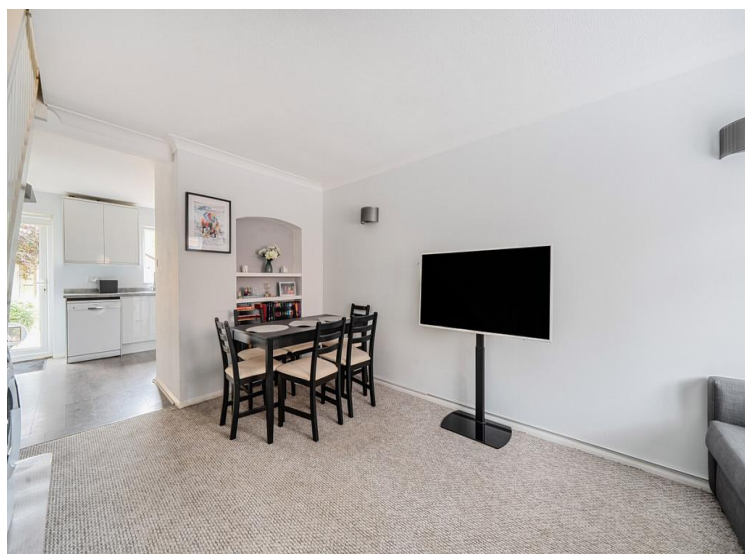
**BEDROOM 2** 11' 8" x 7' 10" (3.56m x 2.39m)

**BATHROOM**

**ALLOCATED PARKING**

**NO ONWARD CHAIN**

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: 1299077



**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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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