

22 Fairway, Carshalton, SM5 4HS  
£750,000 Freehold



PAUL GRAHAM

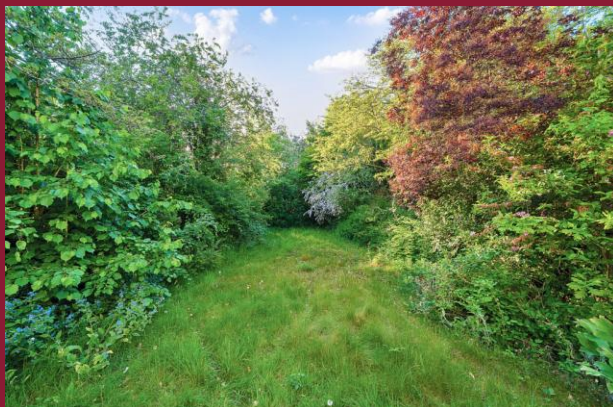
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## DESCRIPTION

A delightful four-bedroom extended semi-detached house, offered to the market with no onward chain and positioned in one of Carshalton's most popular residential roads. This spacious home is ideal for families looking for a quick move and an opportunity to put their own stamp on a property. With well-proportioned rooms throughout, the accommodation includes two/three reception areas, a kitchen/breakfast room, a ground floor WC, and a bright conservatory overlooking the expansive rear garden. An integral garage and generous driveway complete the package. The property does require refurbishment in certain areas, and this has been thoughtfully reflected in the current asking price - presenting a fantastic opportunity for buyers to modernise and add value. There is also excellent potential to extend further into the loft space (STPP), making this a home that can truly grow with your family.



## ROOMS

**PORCH**

**ENTRANCE HALL**

**SITTING ROOM** 15' 8" x 12' 0" (4.78m x 3.66m)

**RECEPTION ROOM** 15' 5" x 12' 0" (4.7m x 3.66m)

**DINING ROOM** 10' 7" x 6' 6" (3.23m x 1.98m)

**KITCHEN/BREAKFAST ROOM** 16' 8" x 8' 1" (5.08m x 2.46m)

**CONSERVATORY** 18' 10" x 9' 2" (5.74m x 2.79m)

**WC**

**GARDEN**

**GARAGE** 15' 8" x 10' 9" (4.78m x 3.28m)

**BEDROOM 1** 16' 1" x 11' 11" (4.9m x 3.63m)

**BEDROOM 2** 13' 3" x 12' 0" (4.04m x 3.66m)

**BEDROOM 3** 13' 7" x 8' 10" (4.14m x 2.69m)

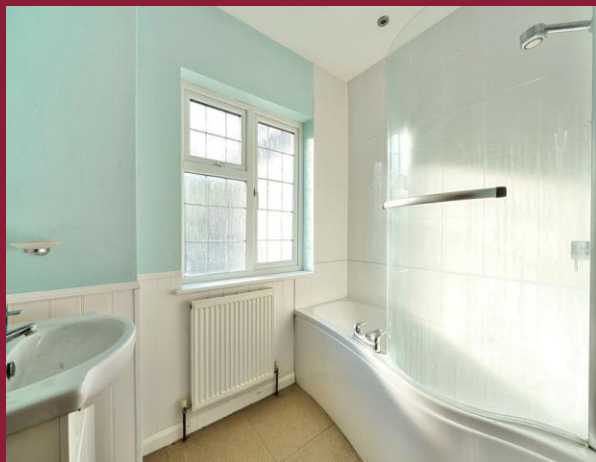
**BEDROOM 4** 8' 7" x 7' 3" (2.62m x 2.21m)

**BATHROOM**

**WC**

**FRONT GARDEN AND DRIVE**

**NO ONWARD CHAIN**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.

## WALLINGTON

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