



PAUL GRAHAM

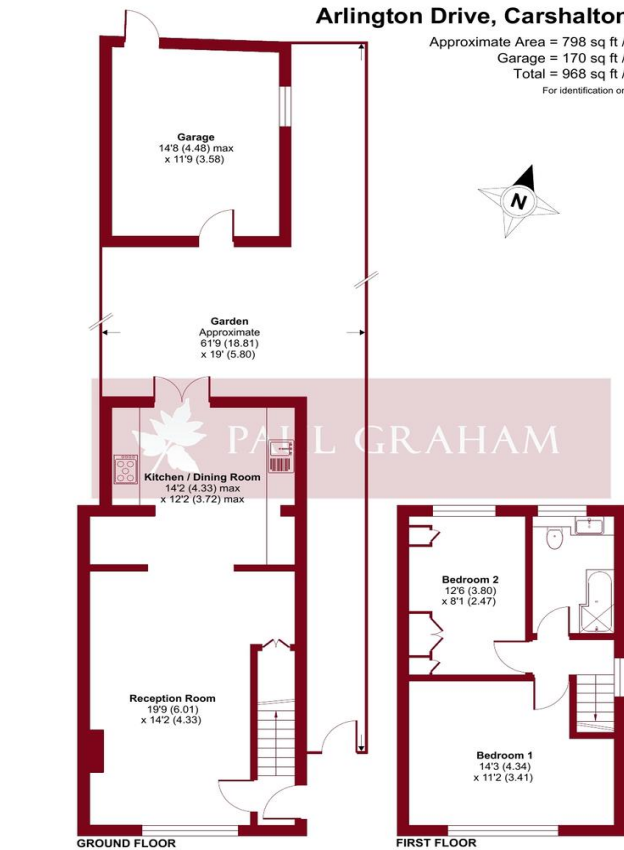


60 Arlington Drive, Carshalton, SM5 2EX | **Guide Price £450,000 - £465,000 Freehold**

This charming two-bedroom end of terrace home, extended to the rear, offers generous and well-balanced living space ideal for modern family life. The property features a bright separate living room and a spacious, contemporary kitchen/diner with sleek finishes and ample storage - perfect for entertaining or day-to-day living. Upstairs, you'll find two well-proportioned bedrooms and a modern, stylish family bathroom. Outside, there's a private garden with a versatile workshop/garage, and off-street parking for multiple vehicles. The property is well presented throughout and also offers scope for further expansion into the loft (STPP), making it a fantastic long-term home.

Arlington Drive, Carshalton, SM5

Approximate Area = 798 sq ft / 74.1 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 968 sq ft / 89.8 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: 1303292. © nrichcom 2025.

ENTRANCE HALL

RECEPTION ROOM 19' 9" x 14' 2" (6.02m x 4.32m)

KITCHEN/DINING ROOM 14' 2" x 12' 2" (4.32m x 3.71m)

GARDEN 61' 9" x 19' 0" (18.82m x 5.79m)

GARAGE 14' 8" x 11' 9" (4.47m x 3.58m)

LANDING

BEDROOM 1 14' 3" x 11' 2" (4.34m x 3.4m)

BEDROOM 2 12' 6" x 8' 1" (3.81m x 2.46m)

BATHROOM

OFF-ROAD PARKING



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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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