



PAUL GRAHAM

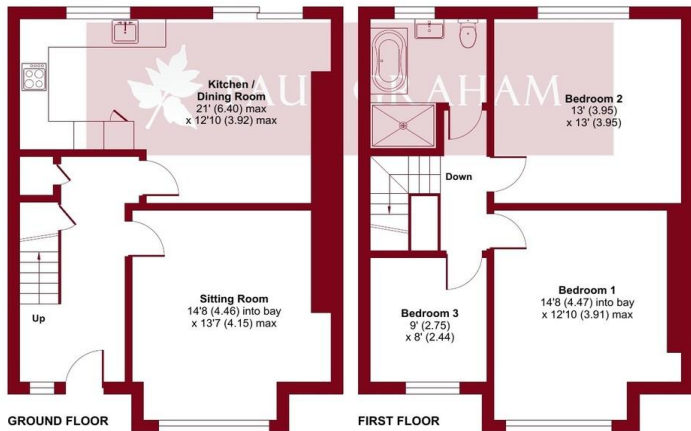


125 Nightingale Road, Carshalton, SM5 2DE | **Guide Price £550,000 - £565,000**

A beautifully presented 3-bedroom semi-detached family home with off street parking for two cars. The home features a bright and welcoming front reception room and an open-plan kitchen diner with a sleek, contemporary kitchen. Upstairs there are three bedrooms, a family bathroom. With scope to extend further (subject to planning), this home also presents excellent potential for future development.

Nightingale Road, Carshalton, SM5

Approximate Area = 1128 sq ft / 104.7 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 14' 8" x 13' 7" (4.47m x 4.14m)

KITCHEN/DINING ROOM 21' x 12' 10" (6.4m x 3.91m)

LANDING

BEDROOM 1 14' 8" x 12' 10" (4.47m x 3.91m)

BEDROOM 2 13' x 13' (3.96m x 3.96m)

BEDROOM 3 9' x 8' (2.74m x 2.44m)

BATHROOM

GARDEN 83' x 21' 8" (25.3m x 6.6m) Approximate

OFF ROAD PARKING FOR TWO CARS

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rōchecom 2025. Produced for Paul Graham. REF: 1319233



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	65 D	
39-54	E		
21-38	F		
1-20	G		

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