

4 Arlington Drive, Carshalton, SM5 2EX  
Guide Price £650,000 - £675,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A stunning four-bedroom end of terrace home, this property has been beautifully extended to the rear and side, creating an impressive and versatile living space. The ground floor offers a stylish front sitting room, a spacious open-plan kitchen/dining room with utility area, and direct access to a landscaped southerly facing garden. A modern garden studio provides the perfect space for a gym or home office. Upstairs, there are four well-proportioned bedrooms and two contemporary bathrooms, with planning permission already granted for a loft extension should additional space be required. Finished to an immaculate standard throughout, the home combines modern design with practicality, offering off-street parking, landscaped gardens, and thoughtfully designed interiors. With its flexible layout and further scope to extend, it's ideal for families looking for a long-term home.





## ROOMS

### ENTRANCE HALL

**SITTING ROOM** 14' 6" x 11' 2" (4.42m x 3.4m)

**KITCHEN/DINING ROOM** 19' 6" x 19' 6" (5.94m x 5.94m)

**UTILITY ROOM** 6' 9" x 5' 3" (2.06m x 1.6m)

### BATHROOM

**GARDEN** 29' 0" x 22' 8" (8.84m x 6.91m)

**STUDIO** 24' 1" x 8' 4" (7.34m x 2.54m)

### LANDING

**BEDROOM 1** 14' 6" x 14' 2" (4.42m x 4.32m)

**BEDROOM 2** 11' 3" x 8' 3" (3.43m x 2.51m)

**BEDROOM 3** 11' 6" x 9' 6" (3.51m x 2.9m)

**BEDROOM 4** 9' 9" x 5' 5" (2.97m x 1.65m)

### BATHROOM

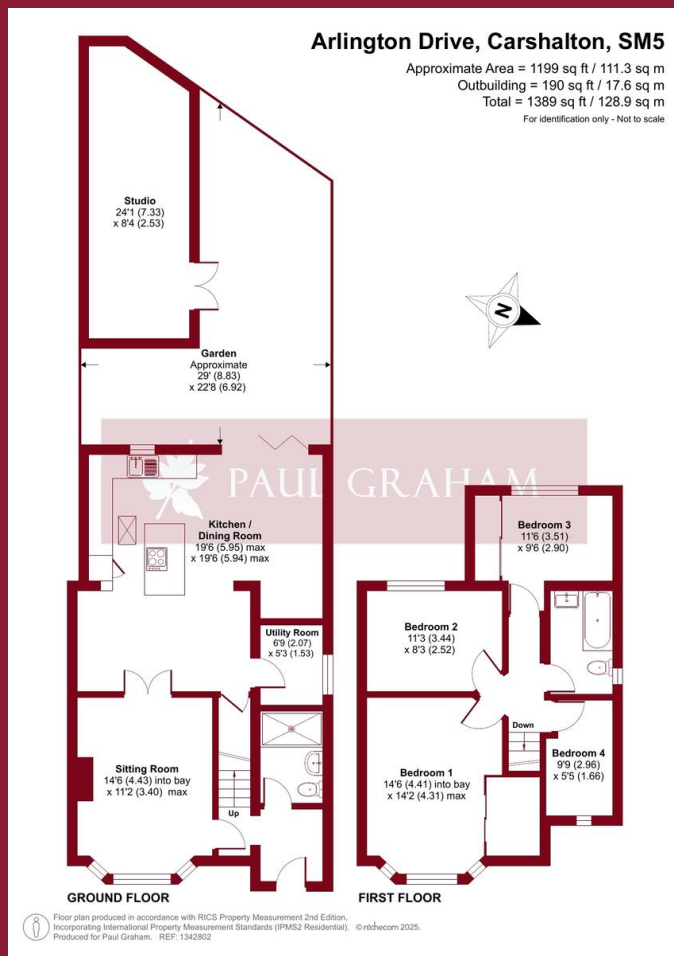
### OFF ROAD PARKING



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	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.

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