

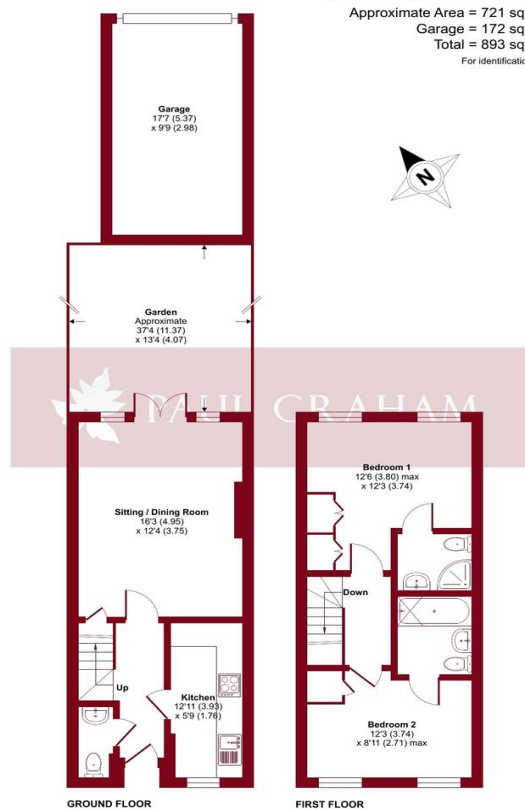


14 Gurney Road, Carshalton, SM5 2JX | Guide Price £450,000 - £465,000 Freehold

A superb modern two bedroom, two bathroom terrace house set within the sought after Gurney Road, part of a modern development built around 2000. Beautifully presented throughout, the property features a spacious sitting and dining room opening onto a private rear garden, a contemporary fitted kitchen and a convenient ground floor cloakroom. Upstairs offers two well proportioned bedrooms, each with access to bathroom facilities including an en suite to the main bedroom. Further benefits include an allocated parking space and a private rear garage.

Gurney Road, Carshalton, SM5

Approximate Area = 721 sq ft / 66.9 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 893 sq ft / 82.8 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). © nchecom 2025. Produced for Paul Graham. REF: 1359945

ENTRANCE HALL

KITCHEN 12' 11" x 5' 9" (3.94m x 1.75m)

SITTING/DINING ROOM 16' 3" x 12' 4" (4.95m x 3.76m)

GARDEN 37' 4" x 13' 4" (11.38m x 4.06m)

GARAGE 17' 7" x 9' 9" (5.36m x 2.97m)

WC

LANDING

BEDROOM 1 12' 6" x 12' 3" (3.81m x 3.73m)

ENSUITE

BEDROOM 2 12' 3" x 8' 11" (3.73m x 2.72m)

ALLOCATED PARKING SPACE



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

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk