

90 Ruskin Road, Carshalton, SM5 3DH  
£650,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

A charming three-bedroom semi-detached home ideally positioned in the heart of Carshalton Village. This well-presented property features an inviting open-plan kitchen and dining area, perfect for family living and entertaining. Additional highlights include off-street parking and a delightful southerly facing garden, offering plenty of natural light and outdoor space to enjoy throughout the year. Set moments from Carshalton Park, Grove Park, and the picturesque Carshalton Ponds, this home enjoys one of the area's most desirable village settings. The High Street and train station are both within easy walking distance, providing convenient access to shops, cafés, and excellent transport links. The property also falls within catchment for several highly regarded local schools, making it an ideal choice for families.





## ROOMS

### PORCH

### ENTRANCE HALL

**RECEPTION ROOM** 14' 4" x 12' 11"  
(4.37m x 3.94m)

**KITCHEN/DINING ROOM** 19' 3" x  
11' 11" (5.87m x 3.63m)

**GARDEN** 57' 0" x 20' 6" (17.37m x  
6.25m)

### LANDING

**BEDROOM 1** 12' 1" x 11' 1" (3.68m  
x 3.38m)

**BEDROOM 2** 12' 0" x 11' 5" (3.66m  
x 3.48m)

**BEDROOM 3** 9' 7" x 7' 10" (2.92m x  
2.39m)

### BATHROOM

### WC

### OFF ROAD PARKING



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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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## CARSHALTON

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