

21 Connaught Road, Carshalton, Sutton, SM1 3PJ
£650,000 Freehold

 PAUL GRAHAM



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DESCRIPTION

A substantial and beautifully extended four bedroom end of terrace home, offering generous and versatile accommodation arranged over three floors. The ground floor has been extended to the rear to create a spacious kitchen/diner, ideal for modern family living, alongside a separate family room and a bay-fronted sitting room. The property is presented in good condition throughout and also benefits from a ground floor WC and well-balanced living space. Upstairs, the first floor provides three bedrooms and a family bathroom, while the loft has been converted to create an impressive principal bedroom with en-suite. Externally, the property boasts a large, sunny landscaped rear garden with a superb outbuilding currently used as a studio and office space. Further benefits include off-street parking via a private driveway and a garage accessed via a shared drive to the rear. The property is ideally positioned for families, being within close proximity to a number of well-regarded local schools. Excellent transport links are also nearby, with Carshalton train station within walking distance, providing convenient access into central London. A range of local shops, parks and amenities are easily accessible, making this a highly convenient and desirable location.



ROOMS

ENTRANCE HALL

SITTING ROOM 12' 8" x 11' 9" (3.86m x 3.58m)

FAMILY ROOM 11' 6" x 9' 10" (3.51m x 3m)

KITCHEN 16' 8" x 11' 0" (5.08m x 3.35m)

WC

BEDROOM 2 13' 3" x 11' 3" (4.04m x 3.43m)

BEDROOM 3 10' 10" x 10' 3" (3.3m x 3.12m)

BEDROOM 4 6' 10" x 5' 11" (2.08m x 1.8m)

BATHROOM

BEDROOM 1 16' 5" x 11' 11" (5m x 3.63m)

ENSUITE

GARDEN 130' 0" (39.62m)
Approx.

GARDEN STUDIO 13' 11" x 12' 9" (4.24m x 3.89m)

GARAGE 18' 5" x 10' 3" (5.61m x 3.12m)

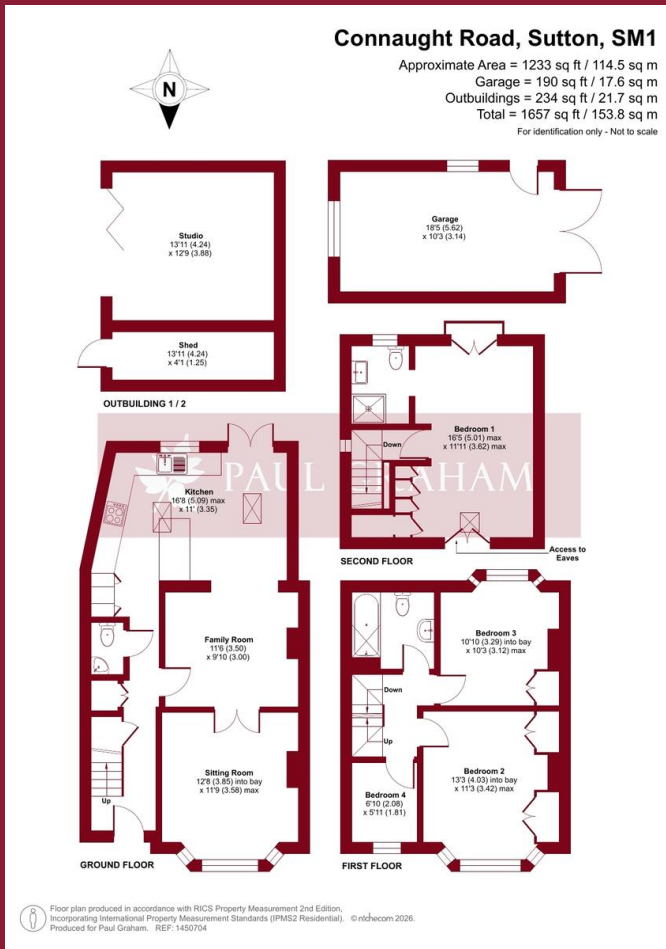
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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.

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk