

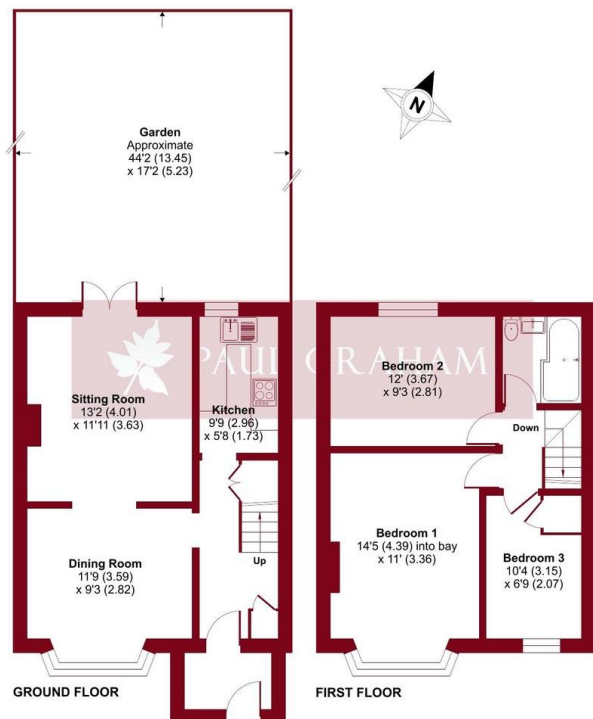


403 Middleton Road, Carshalton, SM5 1HU | Guide Price £465,000 Freehold

A three bedroom mid terrace house ideally situated backing onto the popular Poulter Park. The property offers well proportioned accommodation throughout, including a bright and spacious through lounge, modern fitted kitchen, three bedrooms and an upstairs family bathroom with underfloor heating. Further benefits include gas central heating, triple glazing to the front and double glazing to the rear, off-street parking for two cars and potential to extend, subject to the necessary planning consents. Ideally located in Carshalton, the property is conveniently positioned for a range of local amenities, shops, parks, and highly regarded schools. Excellent transport links are nearby, including Tram and national rail services at Mitcham Junction Station, while Morden Underground Station provides convenient connections into Central London and is accessible via the 80 bus route. The property also benefits from its peaceful position backing onto Poulter Park, whilst remaining well placed for everyday amenities and commuting.

Middleton Road, Carshalton, SM5

Approximate Area = 873 sq ft / 81.1 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). © richcom 2020. Produced for Paul Graham. REF: 1500764

PORCH

HALLWAY

DINING ROOM 11' 9" x 9' 3" (3.58m x 2.82m)

SITTING ROOM 13' 2" x 11' 11" (4.01m x 3.63m)

KITCHEN 9' 9" x 5' 9" (2.97m x 1.75m)

LANDING

BEDROOM 1 14' 5" x 11' (4.39m x 3.35m)

BEDROOM 2 12' x 9' 3" (3.66m x 2.82m)

BEDROOM 3 10' 4" x 6' 9" (3.15m x 2.06m)

BATHROOM

GARDEN 44' 2" x 17' 2" (13.46m x 5.23m)

OFF ROAD PARKING



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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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