

16 Forelle Way, Carshalton, SM5 4BD  
£630,000



PAUL GRAHAM

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## DESCRIPTION

An impressive end of terrace town house presented in excellent condition throughout, offering spacious and flexible accommodation arranged over three well-planned floors. The ground floor comprises a welcoming entrance hall with a generous cloakroom/WC, along with a sleek modern open-plan kitchen/dining room with integrated appliances, opening directly onto the rear garden. The first floor features a stylish family bathroom, a well-proportioned double bedroom, and an exceptional reception room enhanced by two Juliet balconies, creating a bright and versatile living space. The second floor hosts two further double bedrooms, including a principal bedroom with built-in wardrobes and a contemporary en-suite shower room. Externally, the property enjoys a west-facing rear garden, ideal for afternoon and evening sun. Further benefits include an allocated parking bay, additional visitor parking, and solar panels, adding to the home's overall efficiency and appeal.



## ROOMS

### ENTRANCE HALL

**KITCHEN/DINING ROOM** 26' 5" x 12' 8" (8.05m x 3.86m)

### WC

**GARDEN** 36' 3" x 15' 3" (11.05m x 4.65m)

### LANDING

**SITTING ROOM** 12' 11" x 12' 8" (3.94m x 3.86m)

**BEDROOM 3** 12' 10" x 9' 11" (3.91m x 3.02m)

### BATHROOM

### LANDING

**BEDROOM 1** 16' 10" x 12' 9" (5.13m x 3.89m)

### ENSUITE

**BEDROOM 2** 12' 8" x 10' 11" (3.86m x 3.33m)

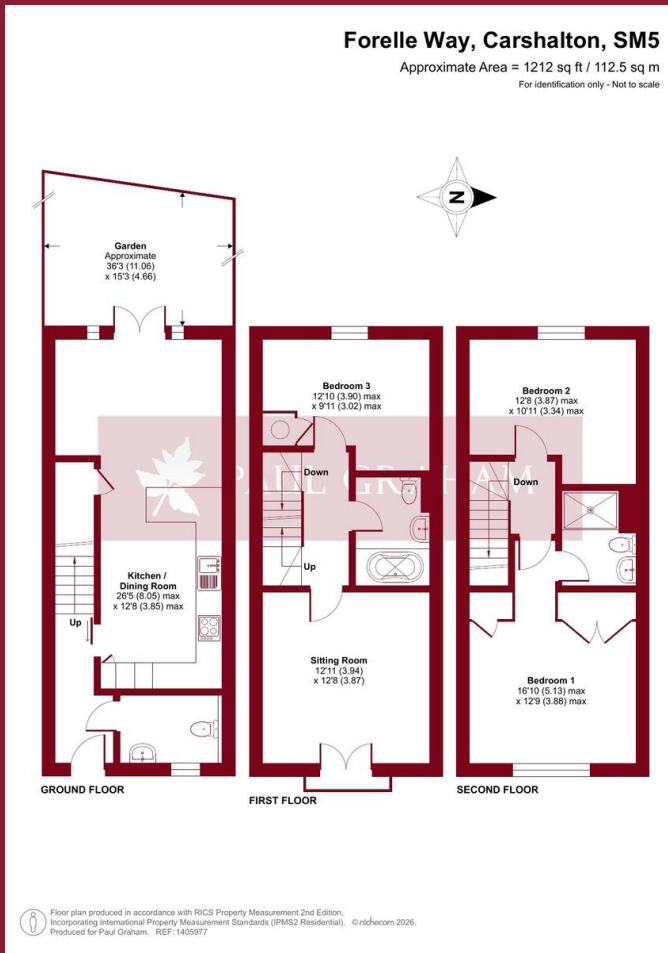
### ALLOCATED PARKING



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# FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | 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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