



PAUL GRAHAM

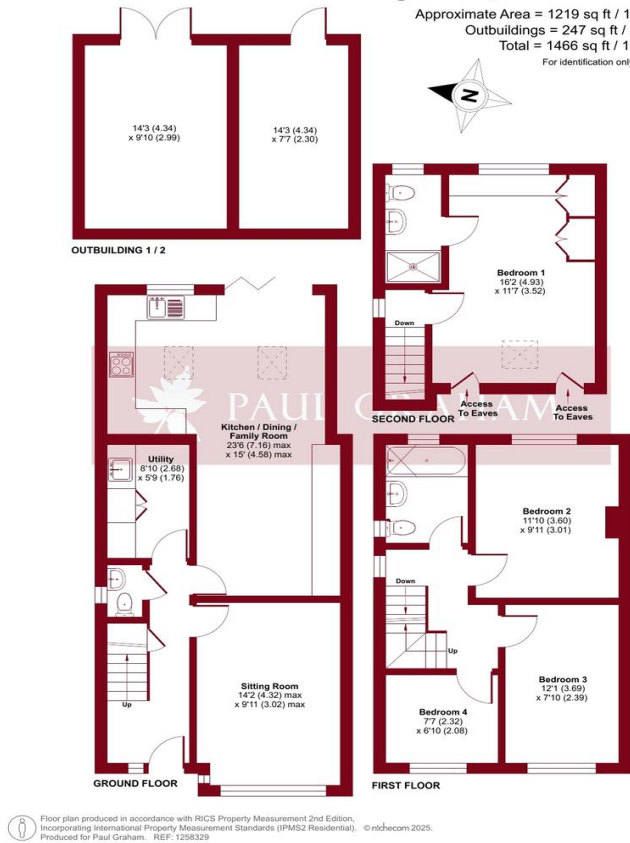


73 Windborough Road, Carshalton, SM5 4QL | **Guide Price £685,000 Freehold**

A beautifully presented four bedroom family home which has been extended to provides with spacious open-plan living on the ground floor, 110ft garden, and a top floor master bedroom suite. The property is within walking distance of Carshalton Beeches & Wallington stations, excellent schools, and local amenities, including Wallington High Street and Carshalton Village.

Windborough Road, Carshalton, SM5

Approximate Area = 1219 sq ft / 113.2 sq m
Outbuildings = 247 sq ft / 22.9 sq m
Total = 1466 sq ft / 136.1 sq m
For identification only - Not to scale



ENTRANCE HALL

DOWNSTAIRS WC

SITTING ROOM 14' 2" x 9' 11" (4.32m x 3.02m)

KITCHEN/DINING/FAMILY ROOM 23' 6" x 15' (7.16m x 4.57m) Max

UTILITY ROOM 8' 10" x 5' 9" (2.69m x 1.75m)

FIRST FLOOR LANDING

BEDROOM 2 11' 10" x 9' 11" (3.61m x 3.02m)

BEDROOM 3 12' 1" x 7' 16" (3.68m x 2.39m)

BEDROOM 4 7' 7" x 6' 10" (2.31m x 2.08m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM 16' 2" x 11' 7" (4.93m x 3.53m)

EN SUITE SHOWER ROOM

PARKING TO FRONT

LARGE REAR GARDEN

OUTBUILDINGS



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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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