

88 The Causeway, Carshalton, SM5 2NB
£650,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Situated in a quiet cul-de-sac on the popular Causeway development, this superb three/four-bedroom semi-detached family home has been significantly extended to both the side and rear, creating spacious and highly versatile accommodation. The ground floor features a generous bay-fronted reception room and an impressive open-plan kitchen/dining room, providing an excellent space for everyday family life and entertaining. The side extension adds a useful utility room, a modern shower room and a large fourth bedroom, which could alternatively be used as a playroom, home office or additional reception room. Upstairs, there are three bedrooms, two of which are comfortable doubles, plus a family bathroom. The property also offers further potential to convert the loft, subject to the necessary planning permission. Outside, the house benefits from off-street parking and a rear garden. The Causeway is conveniently positioned between Carshalton and Hackbridge, with both mainline stations within walking distance. A selection of well-regarded local schools, parks, shops and other everyday amenities are also close by. Offered to the market with no onward chain, this spacious and adaptable home is ideal for growing families, and early viewing is highly recommended.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 18' 8" x 11' 4" (5.69m x 3.45m)

KITCHEN/DINING ROOM 17' 2" x 16' 2" (5.23m x 4.93m)

UTILITY ROOM 8' 4" x 7' 7" (2.54m x 2.31m)

SHOWER ROOM

BEDROOM 4/PLAYROOM 12' 6" x 8' 7" (3.81m x 2.62m)

BEDROOM 1 13' 7" x 11' 6" (4.14m x 3.51m)

BEDROOM 2 11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM 3 7' 7" x 5' 7" (2.31m x 1.7m)

BATHROOM

GARDEN

OFF ROAD PARKING

NO ONWARD CHAIN

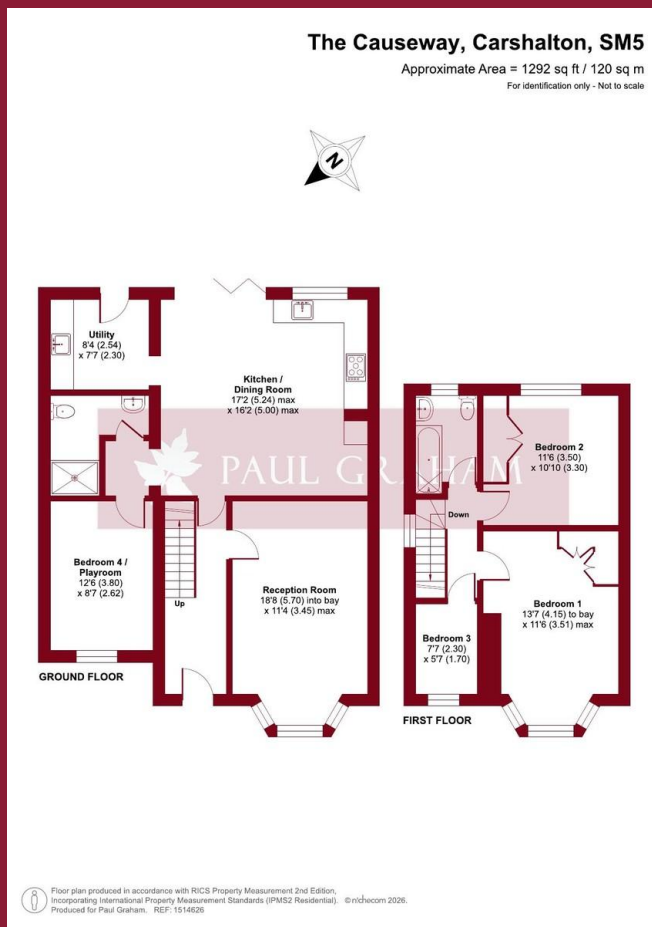
TENURE NOTE The property is currently registered under two titles: the freehold title and a historic leasehold title dating from when the property was originally built. For clarity and ease of purchase, the seller has instructed a solicitor to undertake the process of merging the two titles, with the intention that the property will ultimately be held under a single freehold title. Further information is available upon request.



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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