



**44 Peterborough Road, Carshalton, SM5 1EQ | Guide Price £400,000 - £425,000 Freehold**

Set on the popular Peterborough Road, this attractive three-bedroom freehold home is presented in excellent condition throughout. The ground floor features a spacious through lounge, a well-maintained kitchen, and a family bathroom, while upstairs offers three generously sized bedrooms and access to the loft via the landing. The property further benefits from off-street parking and a larger-than-average garden, complete with decking, perfect for entertaining or future extension potential (STPP).



## Peterborough Road, Carshalton, SM5

Approximate Area = 656 sq ft / 60.9 sq m  
For identification only - Not to scale

## PORCH

**RECEPTION ROOM** 14' 2" x 10' 10" (4.32m x 3.3m)

**KITCHEN** 9' 0" x 7' 7" (2.74m x 2.31m)

## HALL

## BATHROOM

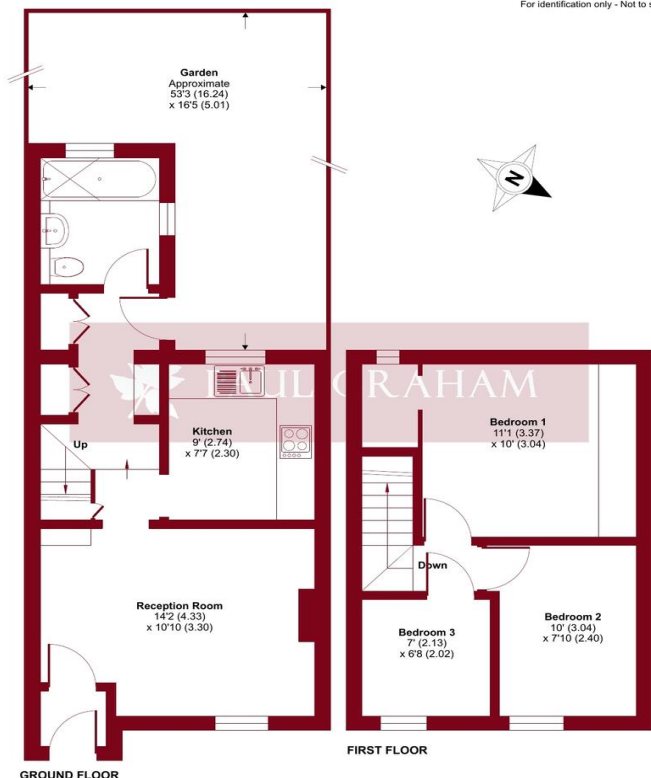
**GARDEN** 53' 3" x 16' 5" (16.23m x 5m)

**BEDROOM 1** 11' 1" x 10' 0" (3.38m x 3.05m)

**BEDROOM 2** 10' 0" x 7' 10" (3.05m x 2.39m)

**BEDROOM 3** 7' 0" x 6' 8" (2.13m x 2.03m)

## OFF-ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1358434



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

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