

George Sand, North Street, Carshalton, SM5 2HG
£625,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

George Sand is a charming and characterful three-bedroom detached home, offering generous accommodation throughout and plenty of potential. The property features a spacious reception room, a separate dining room, and a fitted kitchen, with all rooms benefitting from good proportions and natural light. Upstairs, there are three well-sized bedrooms and a family bathroom. Additional benefits include a private rear garden, off-street parking, and a garage. While the home requires modernisation, it presents an exciting opportunity to create a bespoke family home, with further scope to extend (STPP). Offered to the market with no onward chain.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 16' 0" x 12' 1"
(4.88m x 3.68m)

DINING ROOM 13' 1" x 11' 7" (3.99m x 3.53m)

KITCHEN 14' 9" x 7' 5" (4.5m x 2.26m)

GARDEN 64' 1" x 33' 6" (19.53m x 10.21m)

GARAGE 26' 11" x 8' 7" (8.2m x 2.62m)

LANDING

BEDROOM 1 15' 11" x 11' 8" (4.85m x 3.56m)

BEDROOM 2 13' 0" x 11' 6" (3.96m x 3.51m)

BEDROOM 3 9' 5" x 7' 5" (2.87m x 2.26m)

BATHROOM

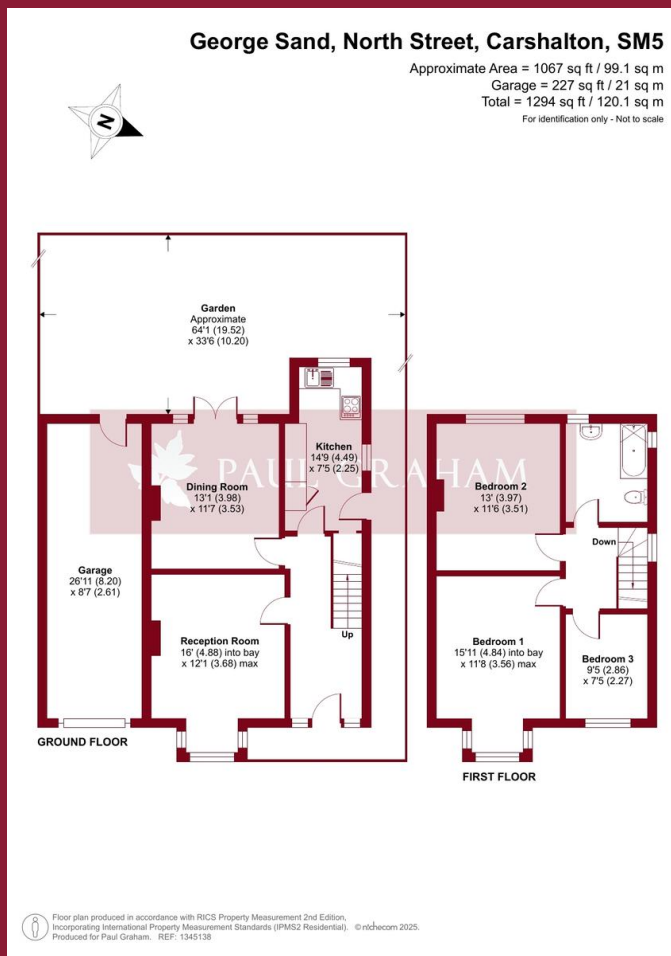
OFF ROAD PARKING



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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