





144 Park Lane, Carshalton, SM5 3DT | **Guide Price £535,000 Freehold**

A superb extended three bedroom end of terrace house ideally located in Carshalton Village. The property has been thoughtfully extended to the ground floor to create a downstairs shower room & WC as well as a utility room. A stand out feature of the property is the ability to park multiple vehicles with off street parking to the front & rear along with a private garage.



PORCH

RECEPTION ROOM 24' 9" x 14' 7" (7.54m x 4.44m)

KITCHEN 13' 0" x 7' 2" (3.96m x 2.18m)

CONSERVATORY 15' 2" x 9' 7" (4.62m x 2.92m)

UTILITY AREA

SHOWER ROOM & WC

GARDEN

GARAGE 15' 9" x 7' 8" (4.8m x 2.34m)

BEDROOM 1 12' 3" x 8' 4" (3.73m x 2.54m)

BEDROOM 2 12' 0" x 8' 5" (3.66m x 2.57m)

BEDROOM 3 9' 3" x 6' 1" (2.82m x 1.85m)

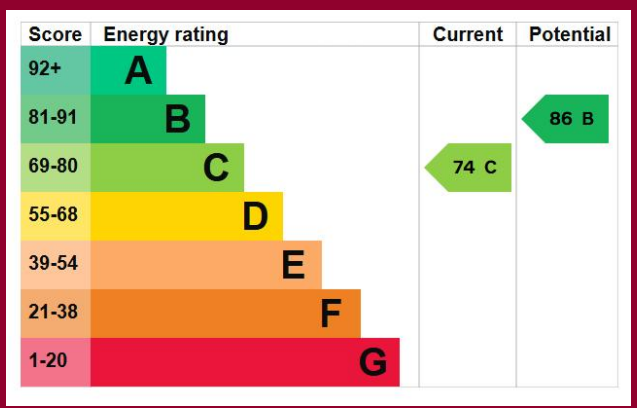
BATHROOM

OFF-ROAD PARKING Front & Rear





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.



CARSHALTON
Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk

WALLINGTON
Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk