

40 Central Way, Carshalton, SM5 3NF  
Guide Price £800,000 - £825,000



PAUL GRAHAM

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## DESCRIPTION

A superb four bedroom extended semi-detached home, beautifully presented and offering generous, versatile living space arranged over three floors. The ground floor features two bright reception rooms, a contemporary kitchen/dining area, and a versatile study or additional bedroom. The property has been maintained to an excellent standard throughout, with a modern family bathroom and stylish décor. The landscaped rear garden provides the perfect space for relaxation or entertaining, complete with a fully equipped summer house ideal as a studio, gym, or home office. Perfectly positioned in the heart of Carshalton Beeches, this property enjoys an enviable location moments from the highly regarded Barrow Hedges Primary School. Carshalton Beeches train station is within walking distance, providing direct links to central London. The area offers a strong community feel, with local shops, cafés, and green spaces all close by, making it a popular choice for families and commuters alike.





## ROOMS

### PORCH

### ENTRANCE HALL

**RECEPTION ROOM 1** 17' 6" x 12' 4" (5.33m x 3.76m)

**RECEPTION ROOM 2** 15' 9" x 7' 3" (4.8m x 2.21m)

**DINING ROOM** 15' 11" x 11' 4" (4.85m x 3.45m)

**KITCHEN/DINING ROOM** 16' 5" x 15' 3" (5m x 4.65m)

### DOWNSTAIRS WC

**BEDROOM 1** 18' 11" x 14' 6" (5.77m x 4.42m)

### EN SUITE BATHROOM

**BEDROOM 2** 17' 3" x 11' 6" (5.26m x 3.51m)

**BEDROOM 3** 15' 11" x 11' 6" (4.85m x 3.51m)

**BEDROOM 4** 9' 7" x 6' 11" (2.92m x 2.11m)

### FAMILY BATHROOM

**SUMMER HOUSE** 13' 11" x 13' 1" (4.24m x 3.99m)

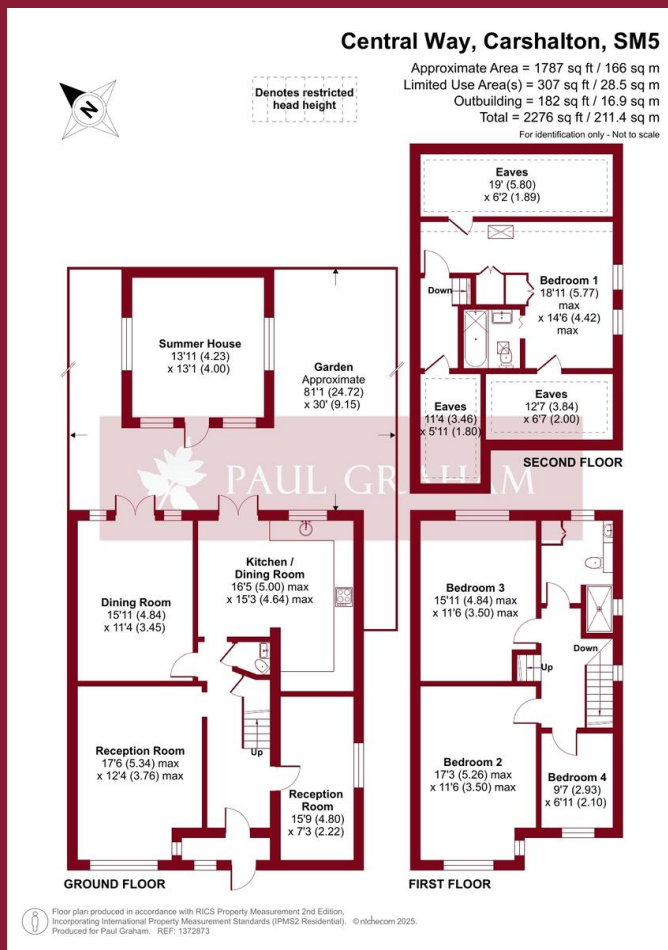
**GARDEN** 81' 1" x 30' (24.71m x 9.14m)



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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