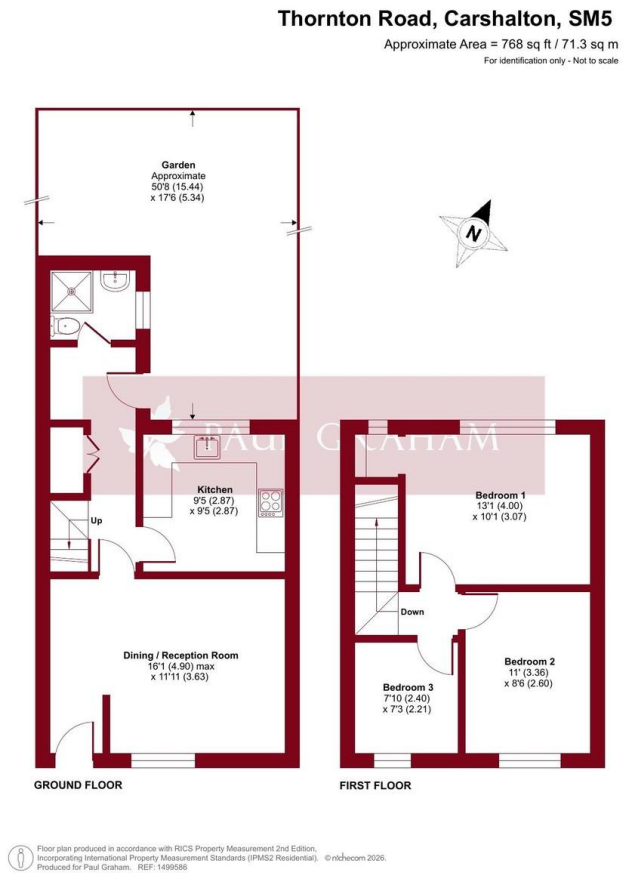
7 Thornton Road, Carshalton, SM5 1NL | **Guide Price £400,000 - £420,000 Freehold**

A charming three-bedroom terraced house offering well-presented accommodation throughout. The ground floor comprises a spacious reception/dining room, modern fitted kitchen and contemporary shower room, while upstairs there are three bedrooms. Further benefits include off-road parking and a generous rear garden, with excellent potential to extend, subject to the usual planning permissions. Thornton Road is a popular residential road in Carshalton, conveniently located close to St Helier Hospital, local shops, amenities and several well-regarded schools. The property also benefits from good transport links to Morden Underground Station, Carshalton Station, Carshalton Village and Sutton town centre. Offered to the market with no onward chain!



DINING/RECEPTION ROOM 16' 1" x 11' 11" (4.9m x 3.63m)

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m)

UTILITY

SHOWER ROOM

LANDING

BEDROOM 1 13' 1" x 10' 1" (3.99m x 3.07m)

BEDROOM 2 11' x 8' 6" (3.35m x 2.59m)

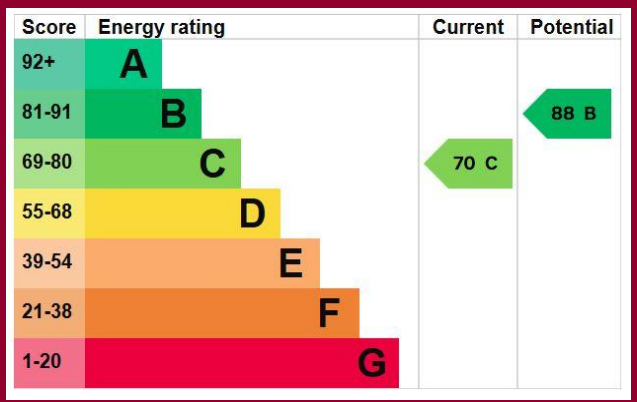
BEDROOM 3 7' 10" x 7' 3" (2.39m x 2.21m)

GARDEN 50' 8" x 17' 6" (15.44m x 5.33m)

OFF ROAD PARKING

NO ONWARD CHAIN

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