



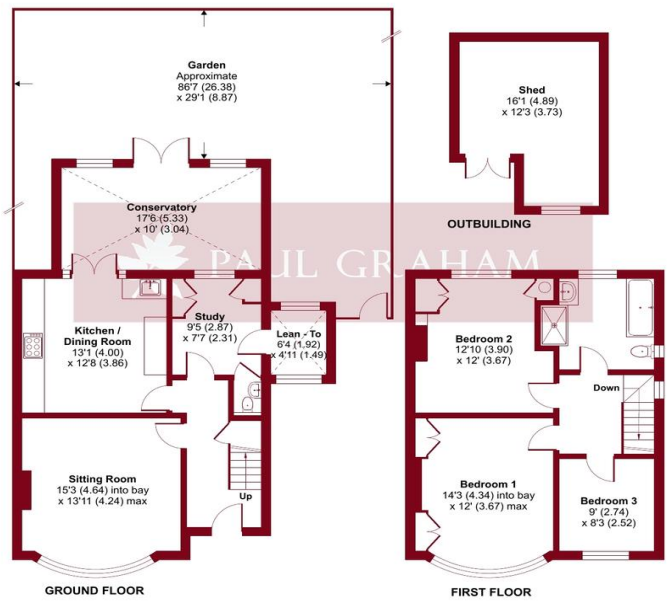


64 Pine Ridge, Carshalton, SM5 4QH | **Guide Price £650,000 - £700,000 Freehold**

A bright and spacious period 3 bedroom semi detached home with conservatory and large garden, located in a popular road. Ideally situated within walking distance of both Carshalton Beeches and Wallington stations, this home is perfect for commuters. Surrounded by excellent state, private, and grammar schools, it's a great choice for families. Wallington High Street, Carshalton Village, and Carshalton Beeches Parade are all nearby, offering a fantastic selection of shops, cafés, and amenities.

Pine Ridge, Carshalton, SM5

Approximate Area = 1346 sq ft / 125 sq m (excludes lean - to)
Outbuilding = 167 sq ft / 15.5 sq m
Total = 1513 sq ft / 140.5 sq m
For identification only - Not to scale



PAUL GRAHAM

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Paul Graham. REF: 1301402

ENTRANCE HALL

DOWNSTAIRS WC

SITTING ROOM 15' 3" x 13' 11" (4.65m x 4.24m) Into bay

STUDY 9' 5" x 7' 7" (2.87m x 2.31m)

LEAN TO 6' 4" x 4' 11" (1.93m x 1.5m)

KITCHEN/DINER 13' 1" x 12' 8" (3.99m x 3.86m)

CONSERVATORY 17' 8" x 10' (5.38m x 3.05m)

LANDING

BEDROOM 1 14' 3" x 12' 3" (4.34m x 3.73m) Into bay

BEDROOM 2 12' 10" x 12' (3.91m x 3.66m)

BEDROOM 3 9' x 8' 3" (2.74m x 2.51m)

SHOWER ROOM

GARDEN 86' 7" x 29' 1" (26.39m x 8.86m) Approx

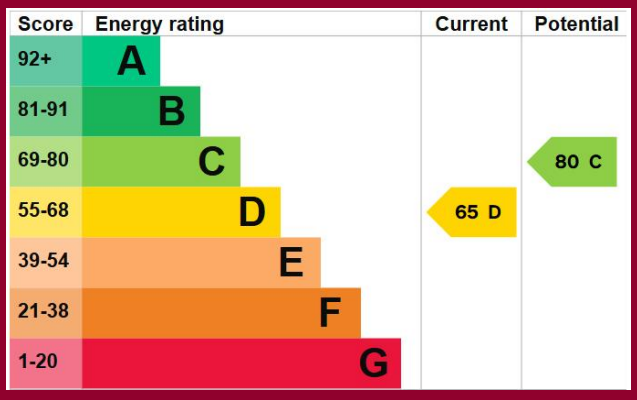
SUMMERHOUSE 16' 1" x 12' 3" (4.9m x 3.73m)

PARKING TO FRONT





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.



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