

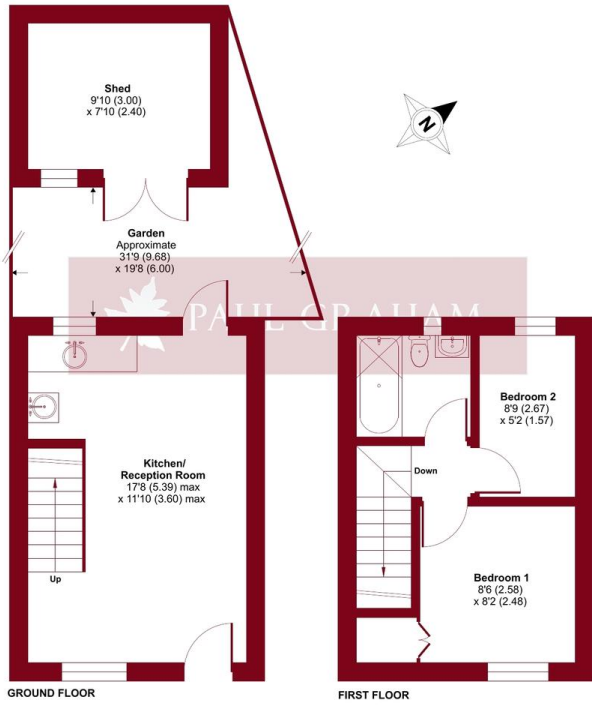


**1 Hornbeam Terrace, Winchcombe Road, Carshalton, SM5 1RU**  
**Guide Price £340,000 Freehold**

This two bedroom end of terrace home is set on a corner plot and is offered to the market with no onward chain. The property features a kitchen/reception room, two bedrooms, a family bathroom and gas central heating throughout. Outside, there are private front and rear gardens, off street parking and a useful outbuilding. The property offers excellent potential to extend, subject to the usual planning consents. Winchcombe Road is a well regarded residential location in Carshalton, close to good local schools and everyday amenities. The property is conveniently positioned for nearby bus routes and provides easy access to Carshalton and the surrounding areas.

**Winchcombe Road, Carshalton, SM5**

Approximate Area = 418 sq ft / 38.8 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 496 sq ft / 46 sq m  
 For identification only - Not to scale



**KITCHEN/RECEPTION ROOM 17' 8" x 11' 10"**  
 (5.38m x 3.61m)

**BEDROOM 1 8' 6" x 8' 2"** (2.59m x 2.49m)

**BEDROOM 2 8' 9" x 5' 2"** (2.67m x 1.57m)

**BATHROOM**

**GARDEN 31' 9" x 19' 8"** (9.68m x 5.99m)

**SHED 9' 10" x 7' 10"** (3m x 2.39m)

**OFF ROAD PARKING**

**NO ONWARD CHAIN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickhem 2025. Produced for Paul Graham. REF: 1388457



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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