



35 Tintern Road, Carshalton, SM5 1QF | Guide Price £400,000 - £420,000 Freehold

This well-presented two-bedroom home has been thoughtfully extended to the rear, creating a spacious and modern layout ideal for everyday living. The ground floor now offers a bright and extended kitchen/dining room, perfect for entertaining, along with a contemporary family bathroom finished to a high standard. The property is in good condition throughout, with a modern kitchen and stylish interiors. Upstairs, there are two well-proportioned bedrooms, providing comfortable accommodation. Externally, the property benefits from a sunny rear garden, ideal for relaxing or outdoor dining, as well as off-road parking to the front for added convenience.

Tintern Road, Carshalton, SM5

Approximate Area = 722 sq ft / 67 sq m
For identification only - Not to scale

ENTRANCE HALL

RECEPTION ROOM 14' 3" x 11' 0" (4.34m x 3.35m)

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

DINING ROOM 8' 7" x 6' 9" (2.62m x 2.06m)

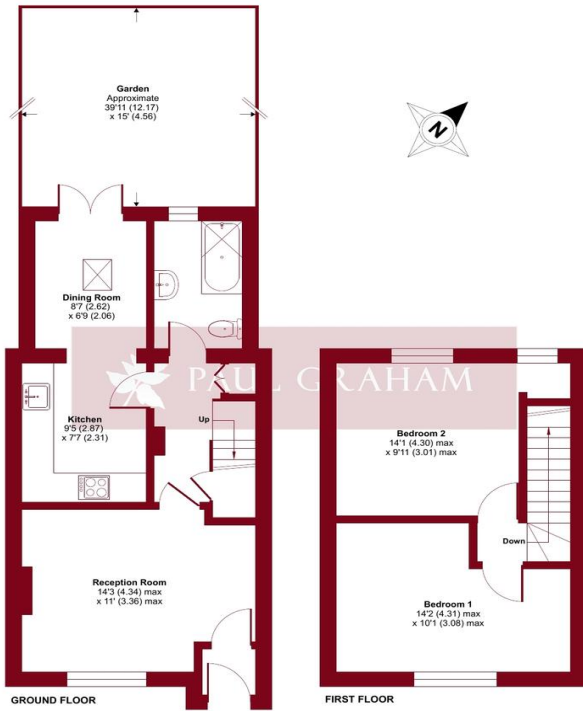
GARDEN 39' 11" x 15' 0" (12.17m x 4.57m)

BATHROOM

BEDROOM 1 14' 2" x 10' 1" (4.32m x 3.07m)

BEDROOM 2 14' 1" x 9' 11" (4.29m x 3.02m)

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2020. Produced for Paul Graham. REF: 1452716



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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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