

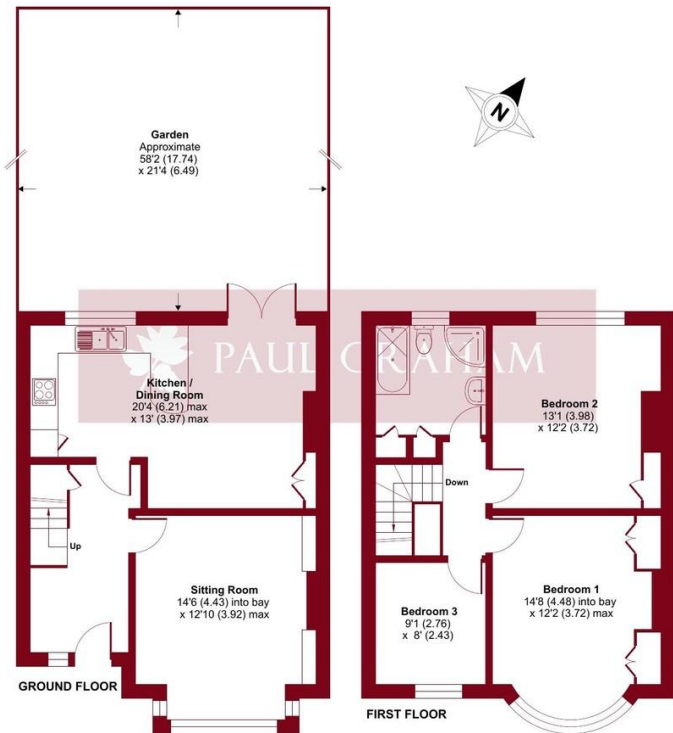


29 Acre Lane, Carshalton, SM5 3AA | Guide Price £580,000 Freehold

A stunning three-bedroom mid-terraced house, beautifully presented throughout and ideally situated in the heart of Carshalton Village. The property offers a bright living room with a log burner, a modern fitted kitchen/diner to the rear and a spacious family bathroom. Further benefits include a private garage and a generous rear garden. Ideally located for the best of Carshalton Village, the property is within walking distance of Carshalton Station and moments from the picturesque Ponds and Grove Park. There are also a number of highly regarded local schools, shops and amenities nearby, making this an excellent choice for families and commuters alike.

Acre Lane, Carshalton, SM5

Approximate Area = 1059 sq ft / 98.3 sq m
For identification only - Not to scale



HALLWAY

SITTING ROOM 14' 6" x 12' 10" (4.42m x 3.91m)

KITCHEN/DINING ROOM 20' 4" x 13' (6.2m x 3.96m)

LANDING

BEDROOM 1 14' 8" x 12' 2" (4.47m x 3.71m)

BEDROOM 2 13' 1" x 12' 2" (3.99m x 3.71m)

BEDROOM 3 9' 1" x 8' (2.77m x 2.44m)

FAMILY BATHROOM

GARDEN 58' 2" x 21' 4" (17.73m x 6.5m)

PRIVATE GARAGE



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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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