



180a Winchcombe Road, Carshalton, SM5 1RN | **Guide Price £425,000 Freehold**

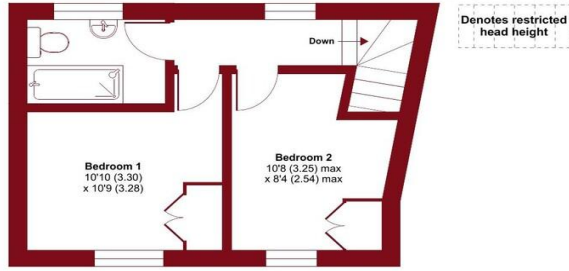
A beautifully presented two-bedroom modern end-of-terrace home on Winchcombe Road, Carshalton, conveniently situated for local schools, shops and bus links. The property offers a modern kitchen and bathroom, a living room opening onto a generous rear garden, a downstairs WC and a gated driveway providing off-street parking.



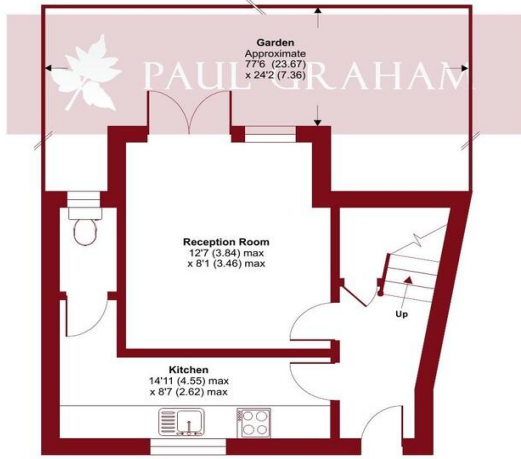
Winchcombe Road, Carshalton, SM5

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1530065

ENTRANCE HALL

KITCHEN 14' 11" x 8' 7" (4.55m x 2.62m)

RECEPTION ROOM 12' 7" x 8' 1" (3.84m x 2.46m)

WC

LANDING

BEDROOM 1 10' 10" x 10' 9" (3.3m x 3.28m)

BEDROOM 2 10' 8" x 8' 4" (3.25m x 2.54m)

BATHROOM

GARDEN 77' 6" x 24' 2" (23.62m x 7.37m)

OFF ROAD PARKING

SOLAR PANELS



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		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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