



PAUL GRAHAM

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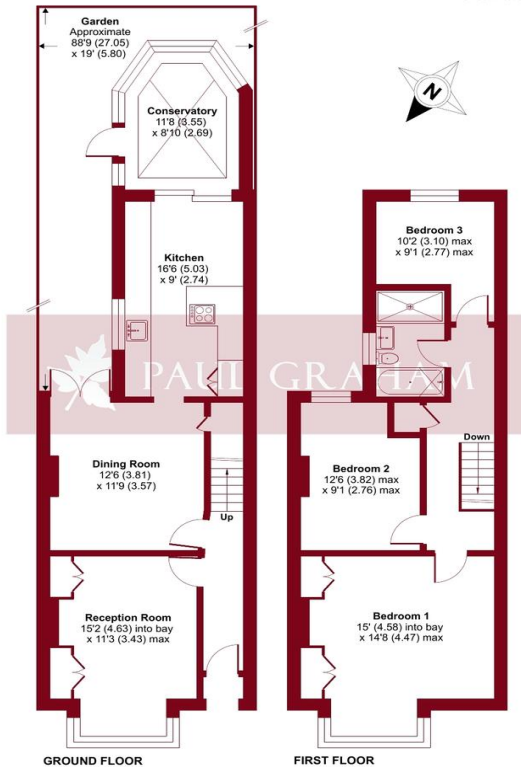


7 Cambridge Road, Carshalton, SM5 3QP | **Guide Price £600,000 - £625,000 Freehold**

This charming three double bedroom semi-detached period home offers spacious and well-balanced accommodation, presented in good condition throughout. The ground floor features a bright front reception room with characterful bay window, a separate dining room ideal for entertaining, and a modern fitted kitchen leading through to a conservatory overlooking the garden. Upstairs, the property comprises three generous double bedrooms and a family bathroom, providing excellent space for families or those working from home. Externally, the home benefits from a substantial rear garden, while off-street parking to the front adds further convenience. There is also potential to extend (subject to the usual planning permissions), allowing buyers to enhance and personalise the property further.

## Cambridge Road, Carshalton, SM5

Approximate Area = 1184 sq ft / 109.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2026. Produced for Paul Graham. REF: 1441587

## ENTRANCE HALL

**RECEPTION ROOM** 15' 2" x 11' 3" (4.62m x 3.43m)

**DINING ROOM** 12' 6" x 11' 9" (3.81m x 3.58m)

**KITCHEN/DINER** 16' 6" x 9' 0" (5.03m x 2.74m)

**CONSERVATORY** 11' 8" x 8' 10" (3.56m x 2.69m)

**GARDEN** 88' 9" x 19' 0" (27.05m x 5.79m)

## LANDING

**BEDROOM 1** 15' 0" x 14' 8" (4.57m x 4.47m)

**BEDROOM 2** 12' 6" x 9' 1" (3.81m x 2.77m)

**BEDROOM 3** 10' 2" x 9' 1" (3.1m x 2.77m)

## BATHROOM

## OFF ROAD PARKING



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		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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