

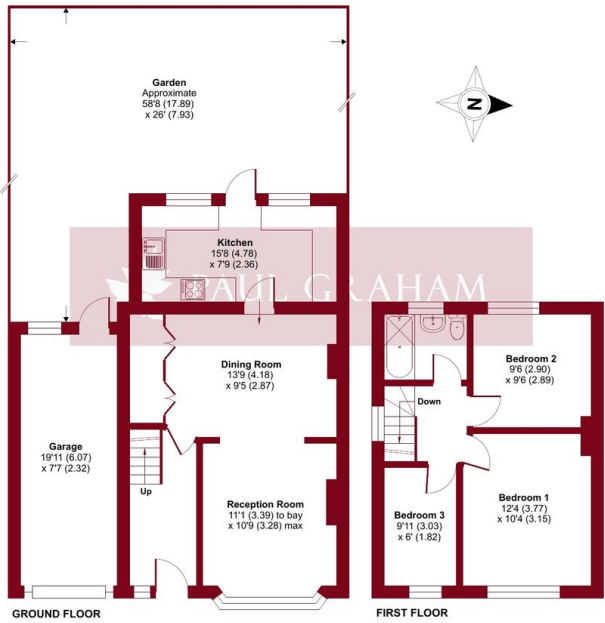


1 Kingswood Drive, Carshalton, SM5 2BG | Guide Price £525,000 Freehold

A well-presented three-bedroom semi-detached family home situated on a quiet residential road in Carshalton. The property offers bright and spacious living and dining accommodation, an extended kitchen to the rear, three good-sized bedrooms and a family bathroom. Externally, there is off-road parking, a garage and a delightful westerly facing rear garden with a mature lawn and patio area, ideal for relaxing and entertaining. The property benefits from gas central heating, with a radiator in each room and a boiler installed 4 years ago, which has been serviced each year since. Kingswood Drive is conveniently located within walking distance of both Carshalton and Hackbridge train stations and is well placed for a number of highly regarded local schools. Regular bus services also provide access to the London Underground network. Combining a peaceful setting with excellent transport links and local amenities, this is an ideal location for families and commuters alike.

Kingswood Drive, Carshalton, SM5

Approximate Area = 870 sq ft / 80.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1027 sq ft / 95.3 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). © nidecom 2026. Produced for Paul Graham. REF: 1477111

HALLWAY

RECEPTION ROOM 11' 1" x 10' 9" (3.38m x 3.28m)

DINING ROOM 13' 9" x 9' 5" (4.19m x 2.87m)

KITCHEN 15' 8" x 7' 9" (4.78m x 2.36m)

LANDING

BEDROOM 1 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM 2 9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM 3 9' 11" x 6' (3.02m x 1.83m)

FAMILY BATHROOM

GARDEN 58' 8" x 26' (17.88m x 7.92m)

GARAGE 19' 11" x 7' 7" (6.07m x 2.31m)

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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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