



18 Arcadia Close, Carshalton, SM5 2AE | **Guide Price £500,000 Freehold**

A beautifully presented and tastefully decorated three-bedroom terraced house in the heart of Carshalton Village, moments from The Grove Park. The property benefits from a mature westerly garden, converted garden office, bespoke fitted wardrobes and two allocated parking spaces, while Carshalton High Street, Westcroft Leisure Centre and Carshalton mainline station are all within easy walking distance.

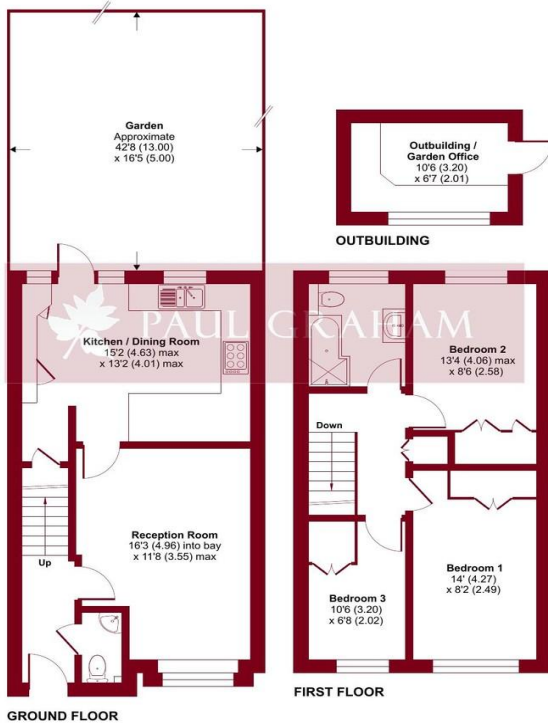
Arcadia Close, Carshalton, SM5

Approximate Area = 869 sq ft / 80.7 sq m

Outbuilding / Garden Office = 69 sq ft / 6.4 sq m

Total = 938 sq ft / 87.1 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). Produced for Paul Graham. REF: 1501767



ENTRANCE HALL

RECEPTION ROOM 16' 3" x 11' 8" (4.95m x 3.56m)

KITCHEN/DINING ROOM 15' 2" x 13' 2" (4.62m x 4.01m)

WC

LANDING

BEDROOM 1 14' 0" x 8' 2" (4.27m x 2.49m)

BEDROOM 2 13' 4" x 8' 6" (4.06m x 2.59m)

BEDROOM 3 10' 6" x 6' 8" (3.2m x 2.03m)

BATHROOM

GARDEN OFFICE 10' 6" x 6' 7" (3.2m x 2.01m)

GARDEN 42' 8" x 16' 5" (13m x 5m)

TWO ALLOCATED PARKING SPACES

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		88 B
69-80	C	77 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