



16 Palmerston Road, Carshalton, SM5 2JZ | **Guide Price £415,000**

An attractive and well presented 2 bedroom period semi detached cottage located in a cul-de-sac within walking distance of Carshalton High Street and station. The property has been modernised by the owners with features including downstairs shower room, double glazing, gas central heating, upstairs bathroom ensuite, period features and outbuilding currently being used as an office.

**LIVING ROOM 11' 5" x 11' 4" (3.48m x 3.45m)**

**DINING ROOM 11' 5" x 10' 7" (3.48m x 3.23m)**

**KITCHEN 11' 5" x 8' 3" (3.48m x 2.51m)**

**SHOWER ROOM 7' 7" x 6' 1" (2.31m x 1.85m)**

**LANDING**

**BEDROOM 1 11' 6" x 11' 5" (3.51m x 3.48m)**

**ENSUITE 8' 1" x 5' 7" (2.46m x 1.7m)**

**BEDROOM 2 11' 5" x 10' 8" (3.48m x 3.25m)**

**GARDEN**

**OUTBUILDING 11' 5" x 7' 7" (3.48m x 2.31m)**



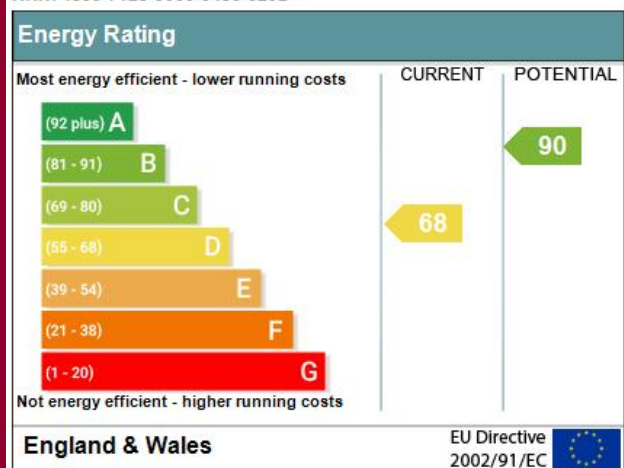
TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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.

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