



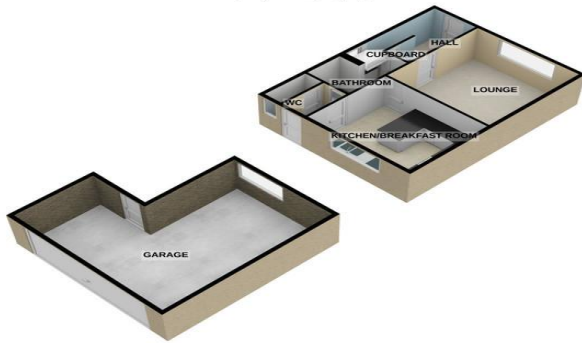
PAUL GRAHAM



3 Byne Road, Carshalton, SM5 2SH | **Guide Price £460,000**

A bright and deceptively spacious 4 bedroom home with ground floor bathroom and separate wc, a large garden and a garage to rear. The property is located close to shops, bus routes, reputable schools and parkland.

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.8 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. Made with Metropix © 2021

ENTRANCE HALL

LOUNGE 13' 6" x 13' 4" (4.11m x 4.06m)

KITCHEN/BREAKFAST ROOM 13' 5" x 11' (4.09m x 3.35m)

BATHROOM

SEPARATE WC

LANDING

BEDROOM 1 13' 4" x 11' 3" (4.06m x 3.43m) Into Wardrobes

BEDROOM 2 11' 2" x 9' 9" (3.4m x 2.97m)

BEDROOM 3 13' 6" x 8' 9" (4.11m x 2.67m)

BEDROOM 4/OFFICE 9' 8" x 7' 6" (2.95m x 2.29m)

SOUTH WESTERLY ASPECT GARDEN

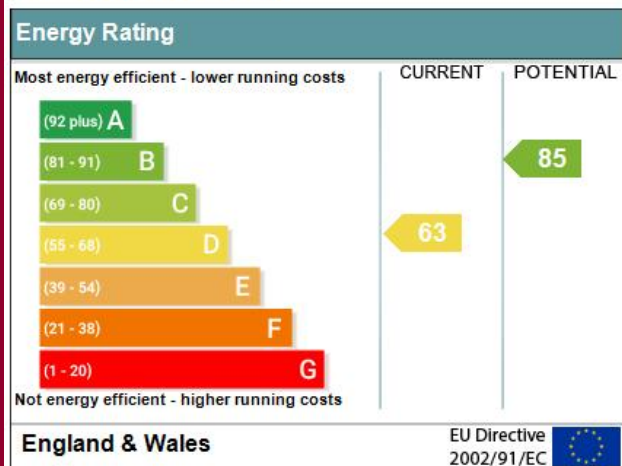
LARGE GARAGE TO REAR

PARKING TO FRONT



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.

Address: 3 BYNE ROAD, CARSHALTON, CARSHALTON, SM5 2SH
RRN: 0380-2227-3050-2399-6615



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