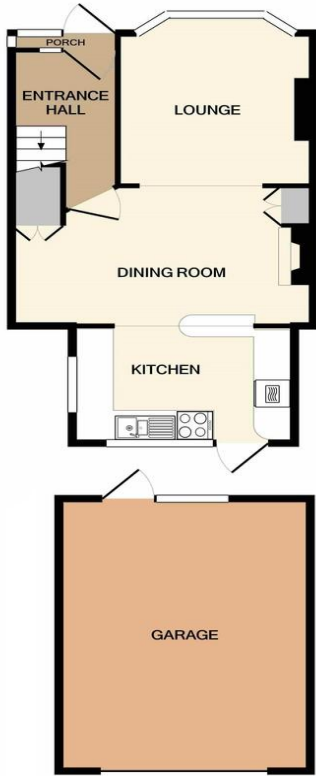




3 Ansell Grove, Carshalton, SM5 2BB | **Guide Price £415,000**

An extended 3 bedroom terraced family home located in a quiet cul de sac close to schools, parkland, bus routes and mainline station. The property benefits from a ground floor extension, good size garden and a double garage at the rear. Features include double glazing, gas central heating, upstairs shower room and boarded loft storage. No onward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LIVING ROOM 11' 5" x 10' 5" (3.48m x 3.18m)

DINING ROOM 16' 3" x 9' 3" (4.95m x 2.82m)

KITCHEN 12' x 8' 3" (3.66m x 2.51m)

LANDING

BEDROOM 1 11' 10" x 10' 2" (3.61m x 3.1m)

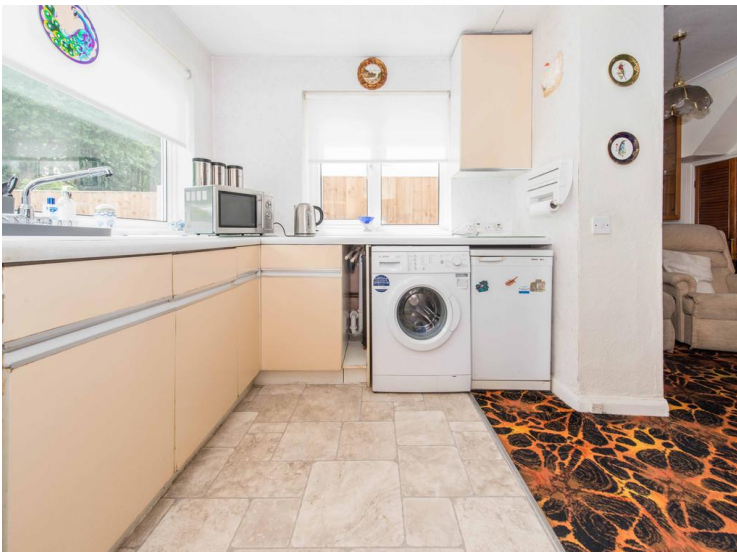
BEDROOM 2 9' 5" x 9' 3" (2.87m x 2.82m)

BEDROOM 3 9' 0" x 5' 8" (2.74m x 1.73m)

SHOWER ROOM 6' 7" x 5' 3" (2.01m x 1.6m)

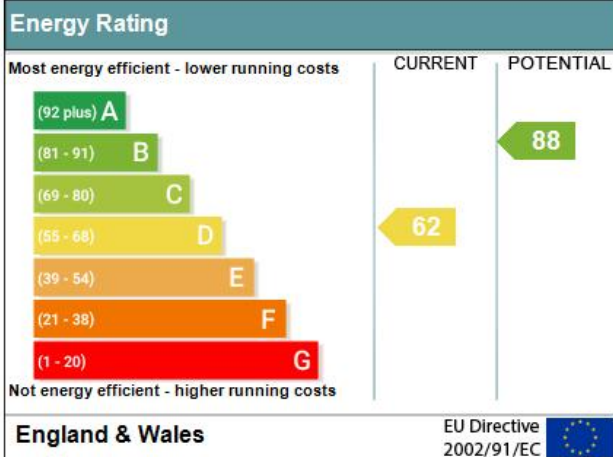
GARDEN 60' x 17' (18.29m x 5.18m)

GARAGE 18' 3" x 13' 8" (5.56m x 4.17m)



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 ANSELL GROVE, CARSHALTON, SM5 2BB
RRN: 8339-3026-0000-0240-7292



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