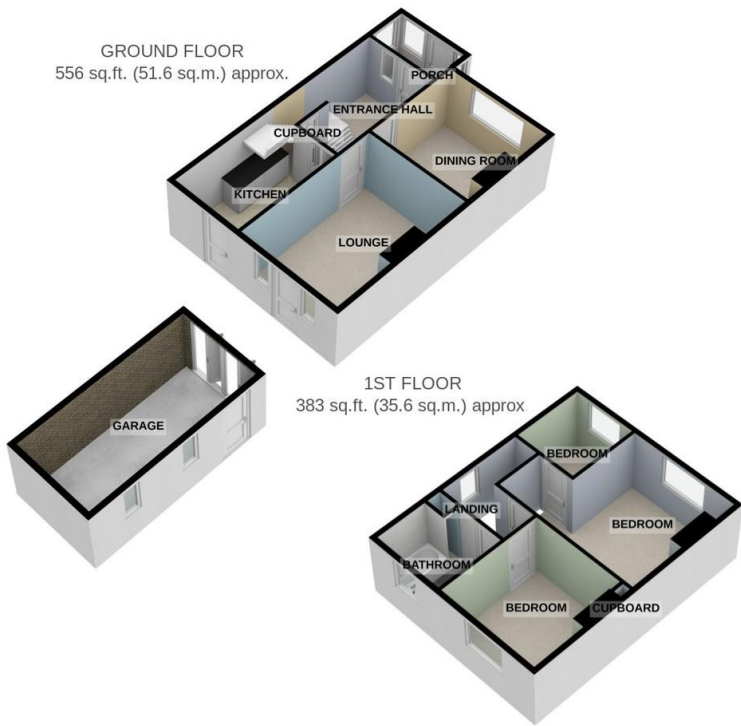




16 Aultone Way, Carshalton, SM5 2LQ | **Guide Price £435,000**

Paul Graham are pleased to present this 3 bedroom semi detached family home located in a popular road conveniently located near reputable schools, shopping parades/amenities, mainline station and bus routes. The property is in need of modernisation with features including 2 reception rooms, 3 bedrooms (originally 2), upstairs family bathroom and 70ft garden with garage. No onward chain.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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



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.

PORCH

LIVING ROOM 10' 3" x 9' 10" (3.12m x 3m)

DINING ROOM 14' x 10' 3" (4.27m x 3.12m)

KITCHEN 10' 9" x 7' 2" (3.28m x 2.18m)

LANDING

BEDROOM 1 14' 8" x 11' 9" (4.47m x 3.58m)

BEDROOM 2 10' 2" x 10' 3" (3.1m x 3.12m)

BEDROOM 3 7' 11" x 6' 9" (2.41m x 2.06m)
Off Bedroom 1

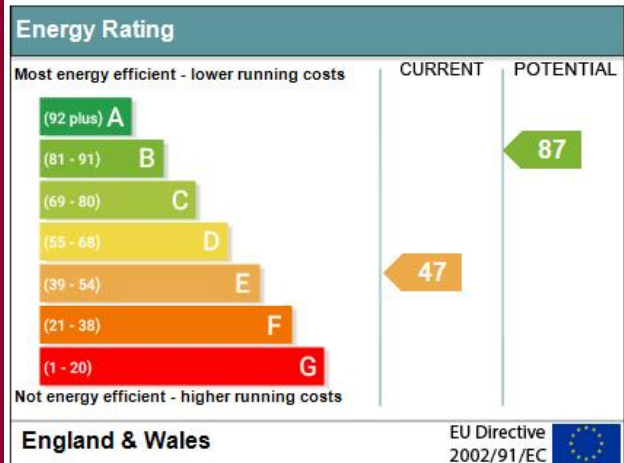
BATHROOM 7' 2" x 6' 8" (2.18m x 2.03m)

GARDEN 70' x 18' (21.34m x 5.49m)

GARAGE

NO CHAIN

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