



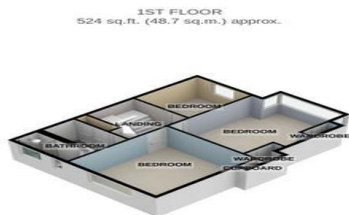
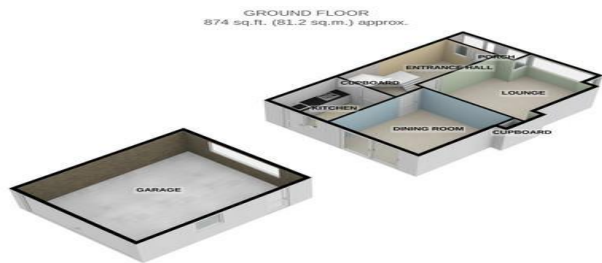
PAUL GRAHAM



46 Acre Lane, Carshalton, SM5 3AB | **Guide Price £610,000**

A well presented 4 bedroom family home within walking distance of Carshalton Village and Wallington town centre. The property has been improved and extended to provide spacious and flexible accommodation and includes an new master bedroom suite on the top floor and a double garage to the rear. The house is located close to reputable schools, fantastic open spaces, bus routes and both Wallington & Carshalton stations.





TOTAL FLOOR AREA : 1752 sq.ft. (162.8 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 PORCH

## ENTRANCE HALL

LOUNGE 14' 7" x 12' 7" (4.45m x 3.85m)

DINING ROOM 13' 1" x 11' 7" (4.00m x 3.55m)

KITCHEN 9' 4" x 8' 2" (2.85m x 2.5m)

## FIRST FLOOR LANDING

BEDROOM 1 14' 7" x 11' 11" (4.45m x 3.65m)

BEDROOM 2 13' 1" x 11' 11" (4.00m x 3.65m)

BEDROOM 3 9' 0" x 7' 10" (2.75m x 2.4m)

## FAMILY BATHROOM WITH SHOWER

## SECOND FLOOR LANDING

MASTER BEDROOM SUITE 18' 10" x 16' 0" (5.75m x 4.9m)

## EN SUITE SHOWER ROOM

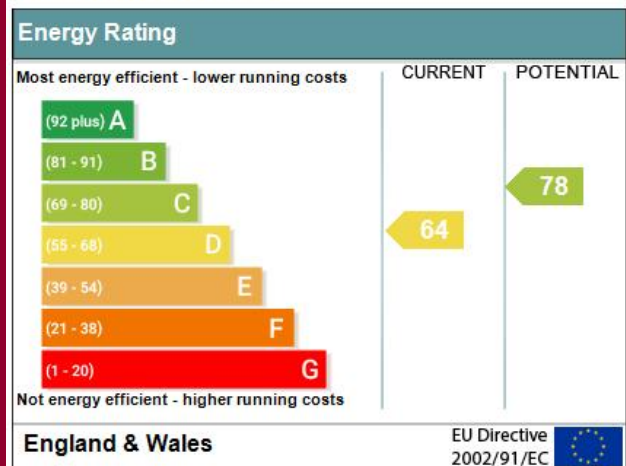
## DOUBLE GARAGE TO REAR

## SOUTHERLY ASPECT GARDEN



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: 46 ACRE LANE, CARSHALTON, SM5 3AB  
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## CARSHALTON

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