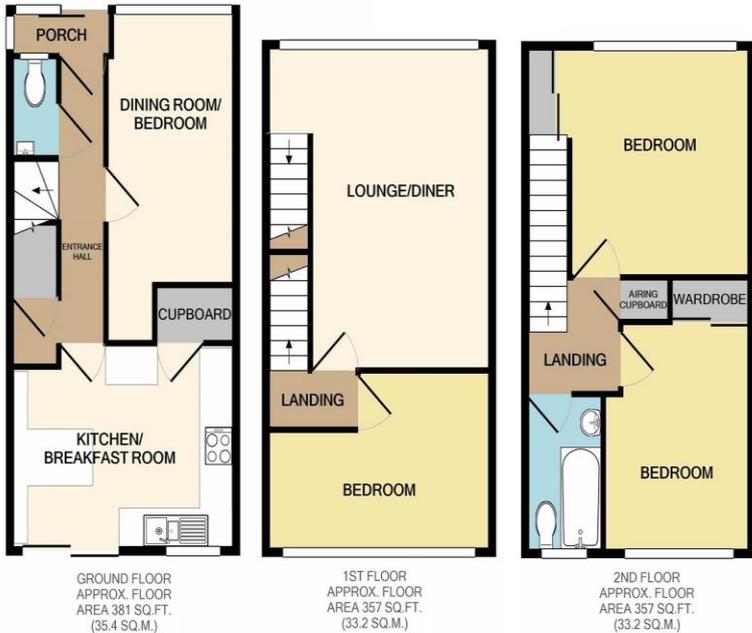




118A West Street, Carshalton, SM5 2NR | **Guide Price £475,000**

A well presented 3 bedroom town house which had been adapted to provide flexible and spacious accommodation. The property offers plenty of storage through with built in wardrobes, spacious rooms throughout, downstairs dining room but could be used as ground floor bedroom, downstairs W/C, gas central heating, double glazing, low maintenance garden with storage and off road parking. Situated close to Carshalton Village, schools, mainline station and shops the house is convenient for families and professionals alike. Being sold with no onward chain.



TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 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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**PORCH**

**ENTRANCE HALL**

**WC**

**DINING ROOM 14' 8" x 7' 8" (4.47m x 2.34m)**

**KITCHEN/BREAKFAST ROOM 14' 2" x 10' 7" (4.32m x 3.23m)**

**LANDING**

**LIVING ROOM 16' 7" x 14' 2" (5.05m x 4.32m)**

**BEDROOM 3 14' 2" x 9' 4" (4.32m x 2.84m)**  
L-Shape

**LANDING**

**BEDROOM 1 14' 3" x 11' 9" (4.34m x 3.58m)**  
plus wardrobes

**BEDROOM 2 14' 6" x 8' 10" (4.42m x 2.69m)**  
plus wardrobe

**BATHROOM 8' 0" x 4' 10" (2.44m x 1.47m)**

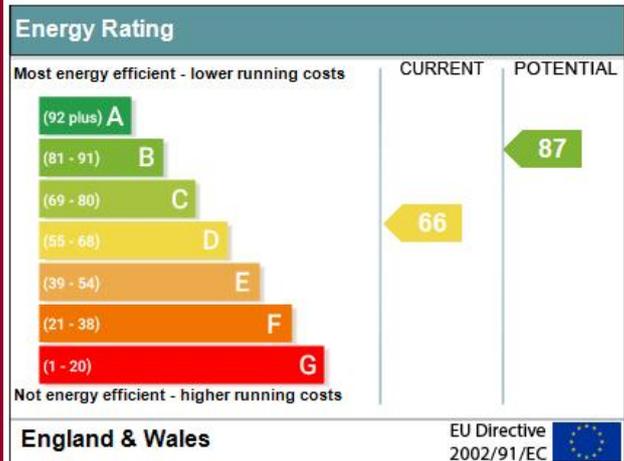
**GARDEN**

**OFF ROAD PARKING**



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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