



20 Northwood Road, Carshalton, SM5 3JA | **Guide Price £640,000**

An attractive and rarely available 3 bedroom chalet style semi detached house located in a popular residential road. The property offers great extension possibility (SSTP) and offers spacious flexible accommodation throughout. Features include 2 reception rooms, downstairs bathroom, off road parking, garage, upstairs jack & jill toilet and handbasin and large eave storage. Conveniently situated close to reputable schools, mainline stations and parklands. No onward chain.

## ENTRANCE HALL

**LIVING ROOM** 17' 5" x 11' 10" (5.31m x 3.61m)

**DINING ROOM** 14' 12" x 11' 9" (4.57m x 3.58m)

**BEDROOM 3** 10' 4" x 8' 4" (3.15m x 2.54m)

**BATHROOM** 9' 1" x 4' 10" (2.77m x 1.47m)

**KITCHEN** 10' 9" x 10' 5" (3.28m x 3.18m)

## LANDING

**BEDROOM 1** 15' 10" x 14' 10" (4.83m x 4.52m)

**BEDROOM 2** 14' 10" x 12' 1" (4.52m x 3.68m)

**JACK AND JILL WC** 8' 2" x 5' 3" (2.49m x 1.6m)

**GARDEN** 90' x 40' (27.43m x 12.19m)

**GARAGE** 16' 3" x 9' 1" (4.95m x 2.77m)



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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