



62 Wigmore Road, Carshalton, SM5 1RH | **Guide Price £375,000**

A bright 3 bedroom terraced home in need of modernisation. The property features include upstairs family bathroom, double glazing and is being sold with no onward chain. Located close to schools, bus routes parkland and shopping parades.

ENTRANCE HALL

LIVING ROOM 11' 10" x 9' 3" (3.61m x 2.82m)

DINING ROOM 13' 2" x 12' 0" (4.01m x 3.66m)

KITCHEN 9' 5" x 5' 7" (2.87m x 1.7m)

LANDING

BEDROOM 1 13' 3" x 11' 2" (4.04m x 3.4m)

BEDROOM 2 12' 2" x 9' 3" (3.71m x 2.82m)

BEDROOM 3 10' 3" x 6' 8" (3.12m x 2.03m)

BATHROOM 5' 3" x 5' 8" (1.6m x 1.73m)

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.

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