

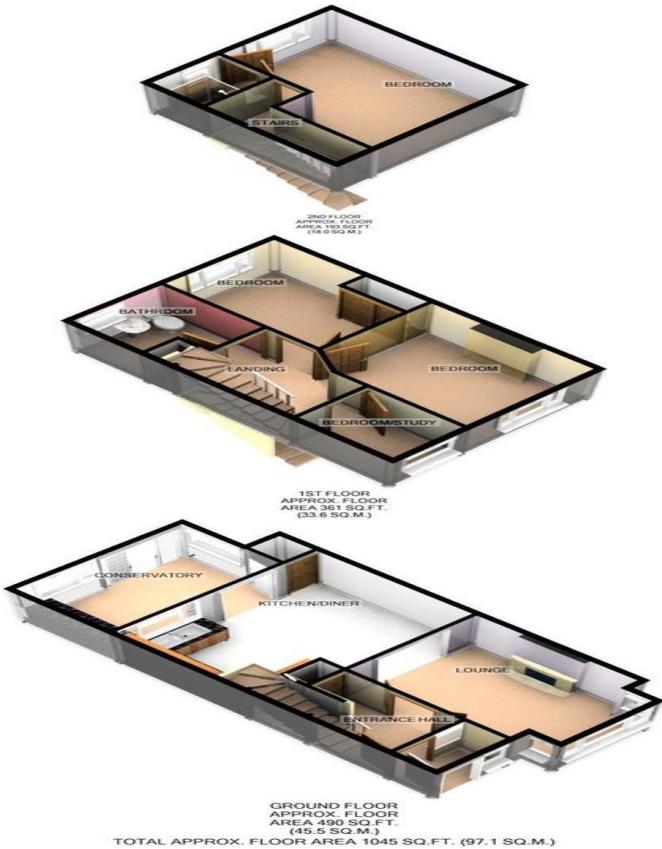


PAUL GRAHAM



19 Wallace Crescent, Carshalton, SM5 3SU | **Guide Price £585,000**

A well presented 4 bedroom semi detached house in the heart of Carshalton Village. The property has been improved by the present owners and features include a conservatory, en-suite shower room, a spacious kitchen/diner and a pretty rear garden. Shops, bus routes, parks and Carshalton Mainline station are all a short walk away.



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.
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ENTRANCE HALL

LOUNGE 14' 7" x 9' 9" (4.44m x 2.97m)

KITCHEN/DINER 15' 3" x 12' (4.65m x 3.66m)

CONSERVATORY 12' x 7' 8" (3.66m x 2.34m)

1ST FLOOR

BEDROOM 2 11' 9" x 9' 9" (3.58m x 2.97m)

BEDROOM 3 12' x 8' 3" (3.66m x 2.51m)

BEDROOM 4 7' x 5' (2.13m x 1.52m)

FAMILY BATHROOM

2ND FLOOR

MASTER BEDROOM 14' 2" x 10' (4.32m x 3.05m) extending to 12'3 (3.66m)

EN SUITE SHOWER ROOM

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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Energy Rating



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