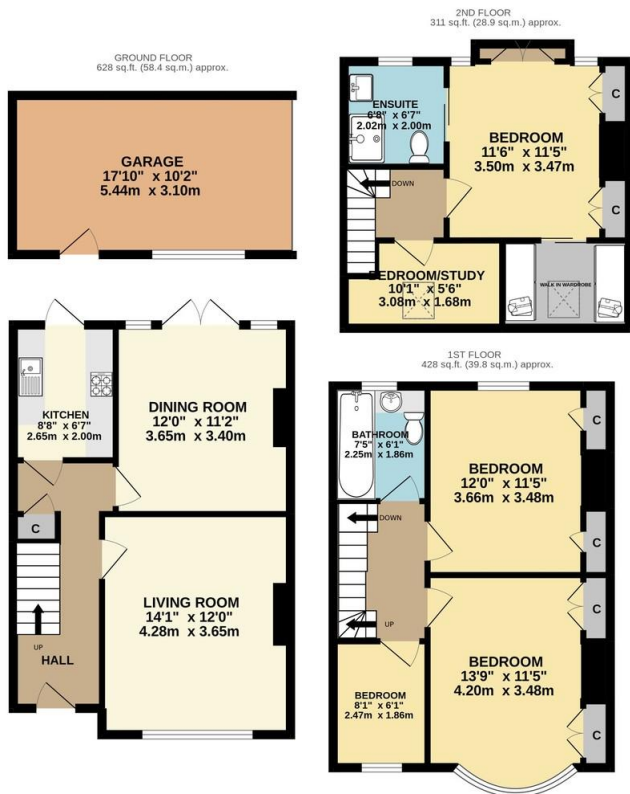




22 The Square, Carshalton, SM5 3BN | **Guide Price £625,000 Freehold**

An attractive 4/5 bedroom family home in the heart of Carshalton Village. The property has been extended into the roof space to provide spacious and flexible accommodation for a growing family or someone needing home work space. Carshalton High Street offers a variety of shops including Sainsbury's Local, coffee shops and a post office whilst Carshalton mainline station is close by as is fantastic parkland.



CANOPY PORCH

ENTRANCE HALL

LOUNGE 14' x 11' 9" (4.27m x 3.58m)

DINING ROOM 12' 5" x 11' (3.78m x 3.35m)

KITCHEN 8' 7" x 6' 6" (2.62m x 1.98m)

LANDING

BEDROOM 2 14' x 11' 5" (4.27m x 3.48m) Into Wardrobes.

BEDROOM 3 11' 9" x 11' 5" (3.58m x 3.48m) Into Wardrobes.

BEDROOM 4/ OFFICE 8' 1" x 6' 3" (2.46m x 1.91m)

BATHROOM

2ND FLOOR LANDING

MASTER BEDROOM 11' 4" x 9' 9" (3.45m x 2.97m) Plus depth of cupboards.

ENSUITE SHOWER ROOM

DRESSING AREA

BEDROOM 5 10' x 6' (3.05m x 1.83m) (Average measurement with restricted headroom)

GARDEN

GAR AGE TO REAR

TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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