



PAUL GRAHAM



5 Station Road, Carshalton, SM5 2LA | **Guide Price £650,000 Freehold**

A four bedroom detached chalet bungalow ideally located in the heart of Carshalton Village. This spacious chalet bungalow is currently being used as a four bedroom but does offer versatility for any potential buyers who might not need four bedrooms. The ground floor boasts three double bedrooms, a lounge, good size hall, a family bathroom with a separate shower and a spacious kitchen with access to a large South Westerly aspect garden. The stairs in the hall lead to the fourth bedroom and loft space.



ENTRANCE HALL

LIVING ROOM 14' 11" x 10' 10" (4.55m x 3.3m)

KITCHEN 11' 0" x 9' 4" (3.35m x 2.84m)

BEDROOM 1 14' 2" x 9' 4" (4.32m x 2.84m)

BEDROOM 2 12' 6" x 9' 4" (3.81m x 2.84m)

BEDROOM 3 9' 4" x 7' 3" (2.84m x 2.21m)

BATHROOM 7' 7" x 6' 11" (2.31m x 2.11m)

BEDROOM 4 10' 3" x 9' 2" (3.12m x 2.79m)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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