



PAUL GRAHAM



6 Ansell Grove, Carshalton, SM5 2BB | **£400,000 Freehold**

Paul Graham estate agents are pleased to offer to the market this three-bedroom terrace house with no onward chain ideally situated in a popular residential cul-de-sac. The property boasts bright and spacious living rooms and has been extended to the rear. The garden boasts an outbuilding which used to be a garage but no longer has rear access. The property offers any buyer an exciting opportunity to put their own stamp on the property with potential to development (STPP).



ENTRANCE HALL

KITCHEN/DINER 16' 4" x 9' 5" (4.98m x 2.87m)

LIVING ROOM 11' 5" x 11' 5" (3.48m x 3.48m)

SUN ROOM 11' 2" x 7' 4" (3.4m x 2.24m)

GARDEN

BEDROOM 1 11' 9" x 10' 2" (3.58m x 3.1m)

BEDROOM 2 9' 5" x 9' 3" (2.87m x 2.82m)

BEDROOM 3 8' 8" x 6' 0" (2.64m x 1.83m)

BATHROOM 6' 8" x 5' 4" (2.03m x 1.63m)

OUTBUILDING/OLD GARAGE

OFF ROAD PARKING



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		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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