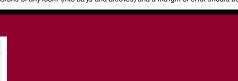


## 6 Ansell Grove, Carshalton, SM5 2BB | £400,000 Freehold

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).

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CARSHALTON

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## WALLINGTON

Residential Sales 3 Wallington Square Woodcote Road Wallington Surrey SM6 8RG

Score Energy rating Current Potential 92+ Δ B 81-91 35 | B 69-80 С D 55-68 E 39-54 47 | E F 21-38 G 1-20





TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other items are approximate and no responsibility is taken for any error, emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any projective purchase. The set of the operative of the floorplan of the operative of the operative set. The set of the operative of the





GROUND FLOOR 442 sq.ft. (41.1 sq.m.) approx

## OFF ROAD PARKING

**OUTBUILDING/OLD GARAGE** 

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)

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

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

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

ENTRANCE HALL