

2a Talbot Road, Carshalton, SM5 3BS



PAUL GRAHAM

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A Stunning brand new four bedroom, two bathroom, semi detached family home with off street parking and gardens, finished to a superb standard with high spec finish and luxury interiors throughout. Ideally situated in the heart of Carshalton Village close to shops, schools and amenities.

Nestled in the heart of Carshalton Village, just a short walk from the delightful central ponds and a bustling variety of local shops and amenities, this brand new development of four bedroom, two bathroom properties, offering bright and spacious, superbly appointed accommodation with high quality finish and contemporary design throughout.

Meticulously finished to an exacting standard throughout, with stylish interiors and neutral décor, these stunning homes offer the perfect balance between a modern lifestyle and comfortable living.

Ideally situated within easy reach of Carshalton station, with services to London Victoria within 25 minutes, these wonderful homes provide a luxurious space to return to at the end of the day.

A significant feature of the properties is the underfloor heating serviced by Mitsubishi Air Source Heat Pumps with individual thermostats to each room. The heat pumps are powered by electricity with no gas connected to the properties. This will 'future proof' the houses as the Government strives to reduce the use of gas and phase in more environmentally friendly forms of heating. The heat pumps, combined with a high level of thermal insulation, result in energy efficient homes which will use less power and benefit from the consequent reduction in energy costs.

Further features include quality floor coverings, UPVC double glazed sash windows, BT fibre broadband and Freeview/cable TV connectivity, LED lighting throughout, multi-point locking to all external doors and 10-year new homes warranty.

Externally, the properties enjoy off street parking, and delightful landscaped front and rear gardens with large composite decked patios. The rear gardens back onto the grounds of All Saints Church and afford a splendid view of this historically important Grade II\* listed monument.



## LOCATION & ACCOMMODATION

Enviably situated in the heart of Carshalton Village, this brand new four bedroom, two bathroom semi detached family home, offering superbly appointed, modern, energy-efficient living space with bespoke features, high quality finish and contemporary design throughout.

The property boasts bright and spacious, well-planned accommodation, meticulously finished to an exacting standard, with stylish interiors and neutral decor throughout. Offering the perfect balance between a modern lifestyle and comfortable living with beautiful reception area complimented by an impressive fitted kitchen/diner with 10ft ceiling, elegant family bathroom and further en-suite to the master bedroom, this wonderful home provides a luxurious space to return to at the end of the day.

Further features include quality floor coverings with underfloor heating serviced by Mitsubishi Air Source Heat Pump with individual thermostat to each room, UPVC double glazed sash windows, BT fibre broadband and Freeview/cable TV connectivity, LED lighting throughout, multi-point locking to all external doors with Hikview high definition cameras and Paradox Grade 3 alarm system for enhanced security, and 10-year new homes warranty.

Externally, the property enjoys off street parking and delightful landscaped front and rear gardens with large area of composite decking to the rear – ideal for al fresco dining.

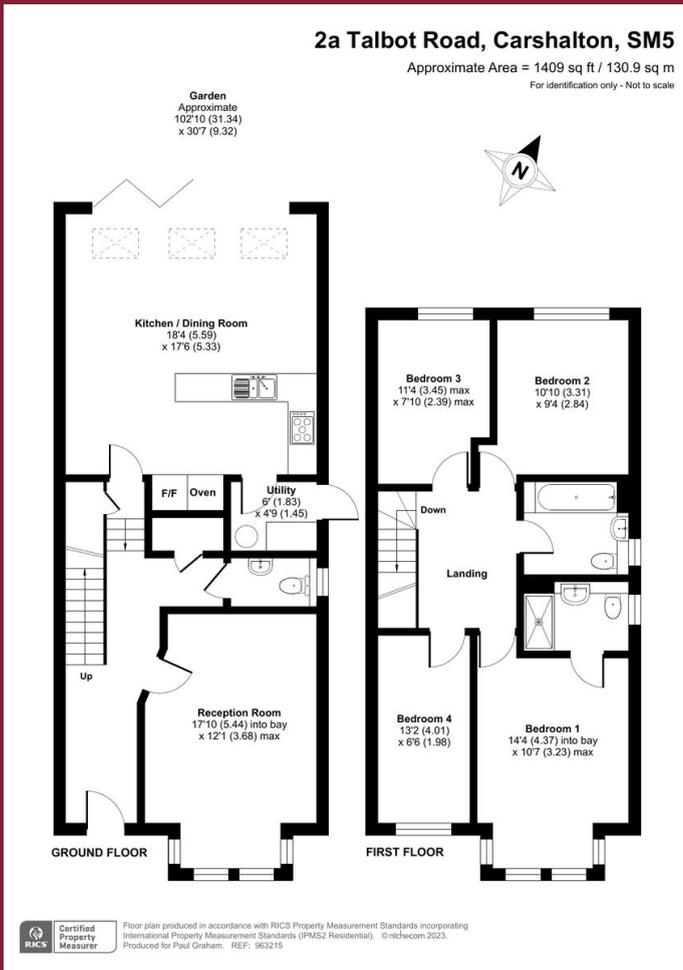
Accommodation comprises entrance hall with access to guest WC and stairs rising to the first floor, leading into the inviting front aspect reception room with generous space for relaxing and entertaining. The large separate kitchen/dining room to the rear of the property boasts a wonderful 10' high ceiling and is flooded with natural light from wide bi-folding doors spilling out onto the external decking area and garden beyond. The kitchen area, with adjoining utility room, collectively comprises a high-quality bespoke range of modern handle-less under-lit wall and base units with work surfaces incorporating inset sink unit. A full complement of appliances is provided including five zone touch control AEG induction hob, Bosch main oven with steam function, Bosch secondary oven with grill and microwave functions, Neff integrated dishwasher, full height fridge and separate under-counter Bosch freezer. To the first floor, there are four well-proportioned bedrooms - with sleek en-suite to the master - plus an elegantly tiled family bathroom with contemporary style three-piece suite with chrome fixings and handle-less bathroom cabinet.



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# FLOORPLAN & EPC



Score	Energy rating	Current	Potential
92+	A	93   A	94   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

PLEASE NOTE: The internal photos are of the show home and not this particular property.



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