



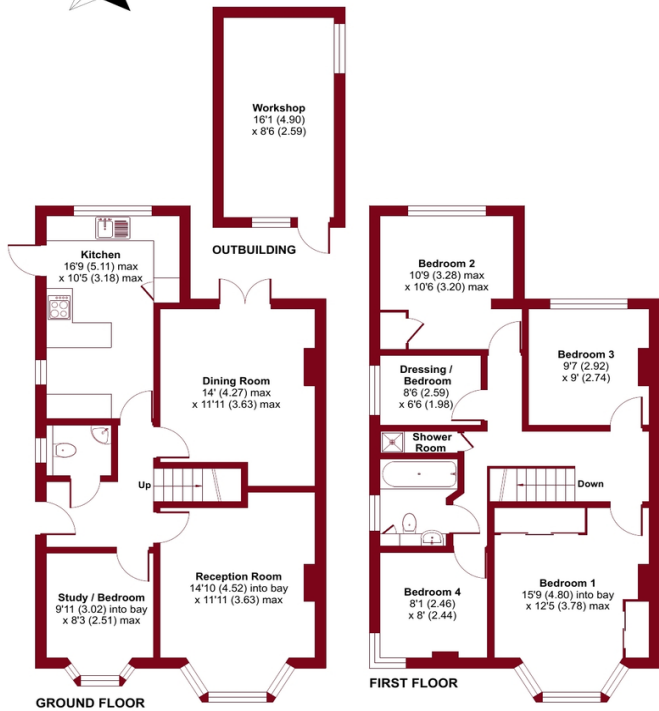
9 Northwood Road, Carshalton, SM5 3JA | **Guide Price £775,000 Freehold**

A charming 4/5 bedroom chalet-style semi-detached house, located in the desirable Northwood Road of Carshalton. Situated in a peaceful residential area, this property offers a delightful combination of comfortable living spaces, a mature garden, and excellent access to nearby parks, schools, and transport links.



## Northwood Road, Carshalton, SM5

Approximate Area = 1353 sq ft / 125.6 sq m  
 Outbuilding = 137 sq ft / 12.7 sq m  
 Total = 1490 sq ft / 138.3 sq m  
For identification only - Not to scale



### ENTRANCE HALL

**RECEPTION ROOM** 14' 10" x 11' 11" (4.52m x 3.63m)

**DINING ROOM** 14' 0" x 11' 11" (4.27m x 3.63m)

**KITCHEN** 16' 9" x 10' 5" (5.11m x 3.18m)

**STUDY/BEDROOM** 9' 11" x 8' 3" (3.02m x 2.51m)

**BEDROOM 1** 15' 9" x 12' 5" (4.8m x 3.78m)

**BEDROOM 2** 10' 9" x 10' 6" (3.28m x 3.2m)

**BEDROOM 3** 9' 7" x 9' 0" (2.92m x 2.74m)

**BEDROOM 4** 8' 1" x 8' 0" (2.46m x 2.44m)

**DRESSING/BEDROOM** 8' 6" x 6' 6" (2.59m x 1.98m)

**BATHROOM**

**SHOWER ROOM**

**WC**

**LANDING**

**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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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