



PAUL GRAHAM

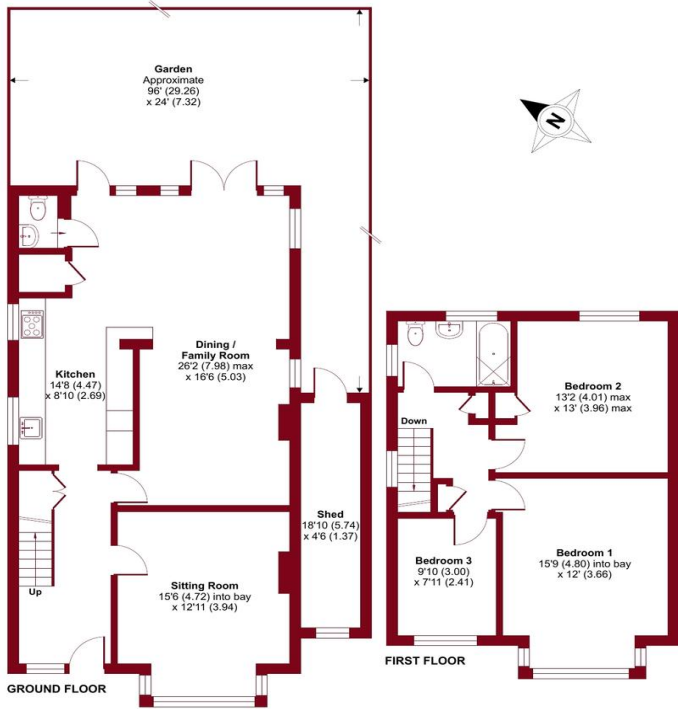


9 Dalmeny Road, Carshalton, SM5 4PL | **Guide Price £825,000 Freehold**

Introducing this magnificent three bedroom detached house located on the highly sought-after Dalmeny Road in Carshalton. This exceptional property has undergone a tasteful rear extension, creating a stunning dining/family room and a convenient downstairs WC. Immaculately presented throughout, this home offers a flawless living environment that combines comfort and style.

## Dalmeny Road, Carshalton, SM5

Approximate Area = 1375 sq ft / 127.7 sq m  
 Outbuilding = 85 sq ft / 7.9 sq m  
 Total = 1460 sq ft / 135.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 997389



## ENTRANCE HALL

**SITTING ROOM** 15' 6" x 12' 11" (4.72m x 3.94m)

**KITCHEN** 14' 8" x 8' 10" (4.47m x 2.69m)

**DINING/FAMILY ROOM** 26' 2" x 16' 6" (7.98m x 5.03m)

**WC**

**GARDEN** 96' 0" x 24' 0" (29.26m x 7.32m)

Approximate

**SHED** 18' 10" x 4' 6" (5.74m x 1.37m)

**GARDEN OFFICE**

**LANDING**

**BEDROOM 1** 15' 9" x 12' 0" (4.8m x 3.66m)

**BEDROOM 2** 13' 2" x 13' 0" (4.01m x 3.96m)

**BEDROOM 3** 9' 10" x 7' 11" (3m x 2.41m)

**BATHROOM**



**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	62 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
 62 - 64 High Street  
 Carshalton  
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk