

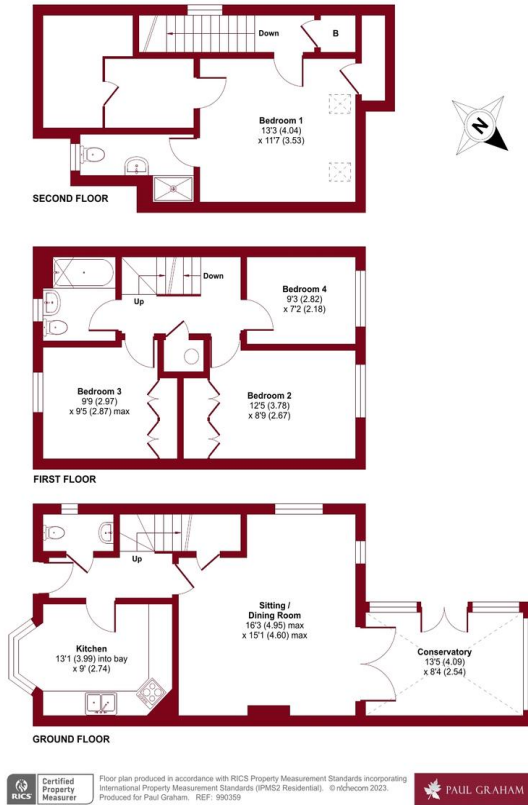


20 Rochester Road, Carshalton, SM5 2LB | **Guide Price £630,000 Freehold**

A spacious four-bedroom semi-detached house in Carshalton Village. The property offers a generous layout with a bright living room, dining area, modern kitchen, and three well-sized bedrooms on the first floor. The second floor is dedicated to a master bedroom with an en-suite shower room. Outside, you'll find a well-maintained garden, perfect for outdoor activities and relaxation. This property is offered to the market chain free and with allocated parking. Situated in the sought-after Carshalton Village, this property enjoys a prime location just moments from Carshalton train station and highly regarded schools. The village offers a charming atmosphere and a strong sense of community. With excellent transport links and top-notch educational facilities nearby, this location is ideal for families looking for convenience and a welcoming neighbourhood.

Rochester Road, Carshalton, SM5

Approximate Area = 1376 sq ft / 127.8 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN 13' 1" x 9' 0" (3.99m x 2.74m)

WC

SITTING/DINING ROOM 16' 3" x 15' 1" (4.95m x 4.6m)

CONSERVATORY 13' 5" x 8' 4" (4.09m x 2.54m)

GARDEN

BEDROOM 2 12' 5" x 8' 9" (3.78m x 2.67m)

BEDROOM 3 9' 9" x 9' 5" (2.97m x 2.87m)

BEDROOM 4 9' 3" x 7' 2" (2.82m x 2.18m)

BATHROOM

BEDROOM 1 13' 3" x 11' 7" (4.04m x 3.53m)

EN SUITE SHOWER ROOM

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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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