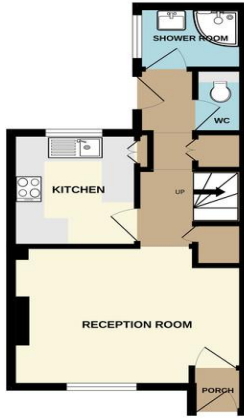




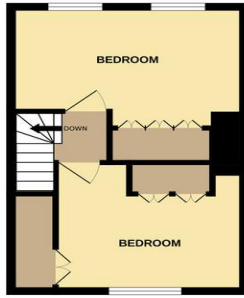
74 Tintern Road, Carshalton, SM5 1QG | **Guide Price £400,000 Freehold**

A two bedroom house in good condition located in a popular residential area. This mid-terrace property offers desirable features such as gas central heating, a bathroom with a separate W/C, a private rear garden, and off-street parking. The house enjoys close proximity to reputable schools, including Tweeddale Primary School, Muschamp Primary School, and Greenshaw High School, making it an ideal choice for families. Moreover, the property is conveniently situated within walking distance to bus stops that provide easy access to Morden tube station and Carshalton train station, offering excellent transportation links.

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PORCH

RECEPTION ROOM 14' 2" x 10' 11" (4.32m x 3.33m)

KITCHEN 8' 9" x 7' 8" (2.67m x 2.34m)

HALLWAY

SHOWER ROOM 5' 5" x 4' 2" (1.65m x 1.27m)

WC

LANDING

BEDROOM 1 14' 2" x 12' 0" (4.32m x 3.66m)

BEDROOM 2 11' 5" x 9' 11" (3.48m x 3.02m)

OFF ROAD PARKING

GARDEN



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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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