

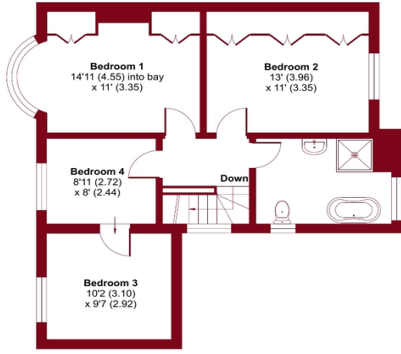


18 East Drive, Carshalton, SM5 4PB | Guide Price £750,000 Freehold

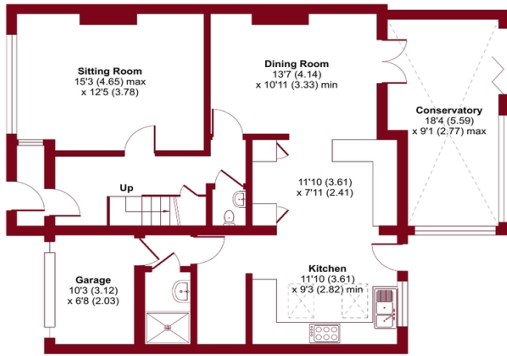
Welcome to this charming 3/4 bedroom semi-detached house on East Drive. This well-maintained property offers spacious living areas and boasts a double-story extension to the side, providing ample room for you and your family. Located within minutes of top-rated schools such as Barrow Hedges Primary School, Stanley Park Juniors, and Oaks Park High, this property on East Drive offers convenience for families with children. In addition to excellent schools, you'll find local shops, supermarkets, and leisure facilities within a short distance, catering to your daily needs.

East Drive, Carshalton, SM5

Approximate Area = 1674 sq ft / 155.5 sq m (includes garage)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 990078



ENTRANCE HALL

SITTING ROOM 15' 3" x 12' 5" (4.65m x 3.78m)

DINING ROOM 13' 7" x 10' 11" (4.14m x 3.33m)

CONSERVATORY 18' 4" x 9' 1" (5.59m x 2.77m)

KITCHEN 11' 10" x 9' 3" (3.61m x 2.82m)

BEDROOM 1 14' 11" x 11' 0" (4.55m x 3.35m)

BEDROOM 2 13' 0" x 11' 0" (3.96m x 3.35m)

BEDROOM 3 10' 2" x 9' 7" (3.1m x 2.92m)

BEDROOM 4 8' 11" x 8' 0" (2.72m x 2.44m)

BATHROOM

GARDEN

OFF ROAD PARKING

UTILITY AREA

SHOWER ROOM

GARAGE

LANDING



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		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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