



52 Westcroft Road, Carshalton, SM5 2TG | Guide Price £575,000 Freehold

A charming 3bedroom terraced house, located in the heart of Carshalton village. This property offers a wonderful opportunity to create your dream home and the property is offered to the market with no onward chain.





TOTAL FLOOR AREA: 1069 s.g.ft. (99.3 s.g.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ormission or mits statement. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their coperability or efficiency can be given.

PORCH

ENTRANCE HALL

RECEPTION ROOM 14' 6" x 13' 9" (4.42m x 4.19m)

DININ G ROO M 12' 11" x 12' 10" (3.94m x 3.91m)

KITCHEN 9' 5" x 8' 0" (2.87m x 2.44m)

GARDEN

LANDING

BEDROOM 1 12' 11" x 11' 9" (3.94m x 3.58m)

BEDROOM 2 13' 5" x 12' 11" (4.09m x 3.94m)

BEDROOM 3 8' 11" x 7' 11" (2.72m x 2.41m)

BATHROOM

wc

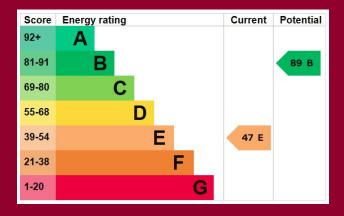
OFF ROAD PARKING

NO ONWARD CHAIN





IMP ORTANT 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.



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