

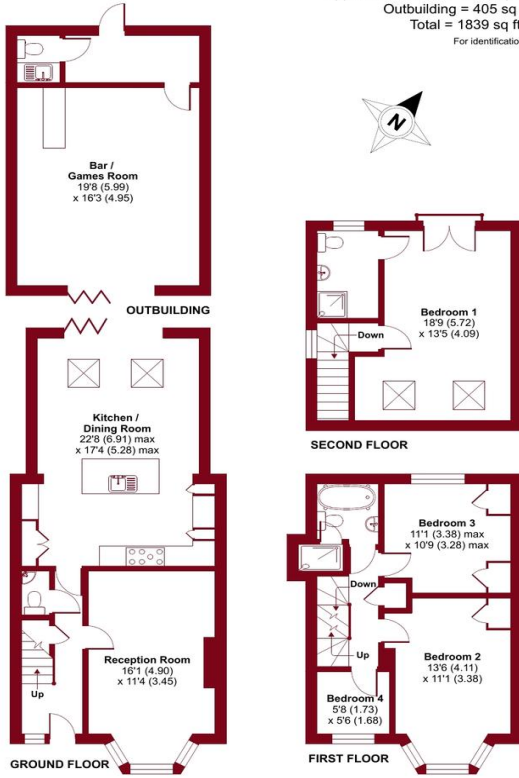


3 Cherry Close, Carshalton, SM5 2BW | **Guide Price £680,000 Freehold**

Welcome to Cherry Close, where elegance and modernity intertwine in this exquisite four-bedroom semi-detached "mock Tudor" style house. The property has been extended to the rear, creating a bright and spacious Kitchen/Dinning room with bi-fold doors that open up to a landscaped garden. The loft has been converted into a large master bedroom, adding a touch of grandeur to the residence. Additionally, a versatile outbuilding, previously used as a bar/games room, offers endless possibilities as a gym, office, or studio. Of further benefit is off street parking for multiple cars

Cherry Close, Carshalton, SM5

Approximate Area = 1434 sq ft / 133.2 sq m
 Outbuilding = 405 sq ft / 37.6 sq m
 Total = 1839 sq ft / 170.8 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: 988411

ENTRANCE HALL

RECEPTION ROOM 16' 1" x 11' 4" (4.9m x 3.45m)

WC

KITCHEN/DINNING ROOM 22' 8" x 17' 4" (6.91m x 5.28m)

BEDROOM 2 13' 6" x 11' 1" (4.11m x 3.38m)

BEDROOM 3 11' 1" x 10' 9" (3.38m x 3.28m)

BEDROOM 4 5' 8" x 5' 6" (1.73m x 1.68m)

LANDING

FAMILY BATHROOM

BEDROOM 1 (Master) 18' 9" x 13' 5" (5.72m x 4.09m)

ENSUITE

BAR/GAMES ROOM 19' 8" x 16' 3" (5.99m x 4.95m)

LANDSCAPED GARDEN

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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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