

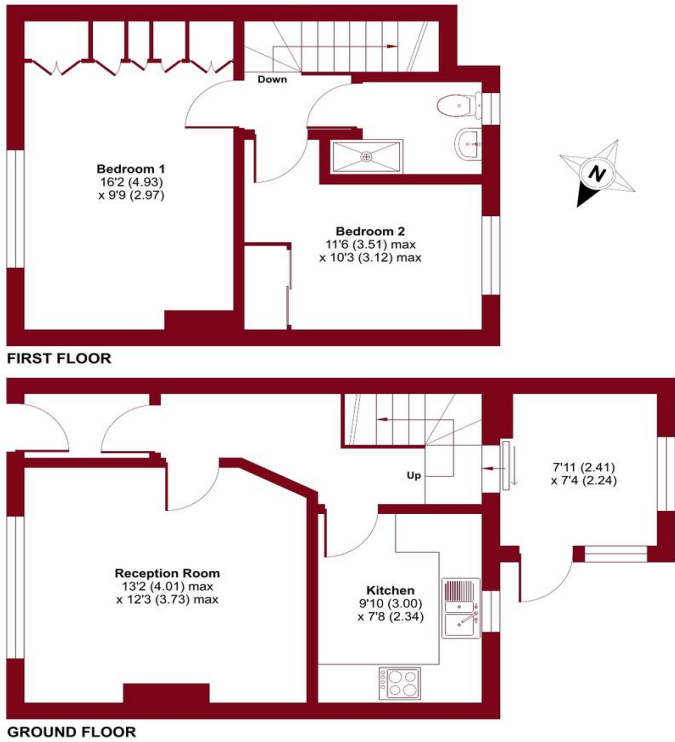


**15 Wigmore Road, Carshalton, SM5 1RE | Guide Price £350,000 Freehold**

Paul Graham are excited to present this generously proportioned two-bedroom house, free from any onward chain. While the property is in good condition, a touch of minor decorating would enhance its overall appeal. Featuring bright and ample living spaces, this residence boasts two sizable double bedrooms. Additional advantages include off-street parking and the potential for expansion (subject to obtaining the necessary planning permissions).

## Wigmore Road, Carshalton, SM5

Approximate Area = 745 sq ft / 69.2 sq m  
For identification only - Not to scale



## ENTRANCE HALL

## HALL

**RECEPTION ROOM** 13' 2" x 12' 3" (4.01m x 3.73m)

**KITCHEN** 9' 10" x 7' 8" (3m x 2.34m)

**SITTING ROOM** 7' 11" x 7' 4" (2.41m x 2.24m)

## LANDING

**BEDROOM 1** 16' 2" x 9' 9" (4.93m x 2.97m)

**BEDROOM 2** 11' 6" x 10' 3" (3.51m x 3.12m)

## BATHROOM

## GARDEN

## OFF ROAD PARKING

## NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 994927



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		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk