

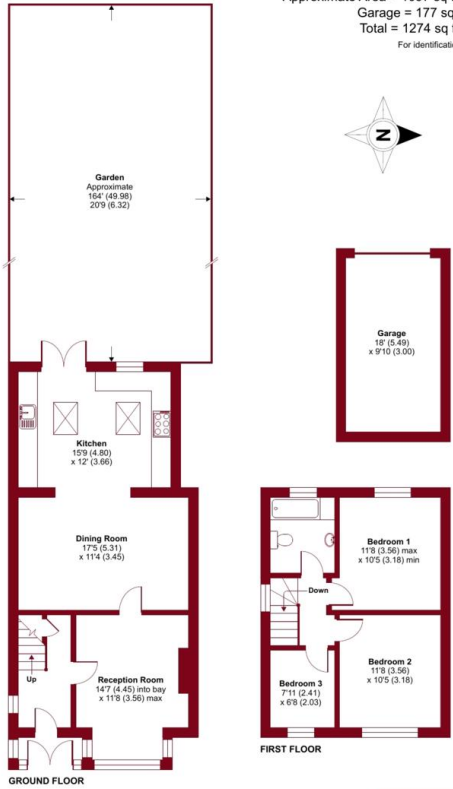


8 Windborough Road, Carshalton, SM5 4QJ | **Guide Price £635,000 Freehold**

Introducing a stunning 3 bedroom semi-detached house on Windborough Road! Thoughtfully extended to create a spacious open-plan kitchen diner, this contemporary home blends style with comfort. Featuring sleek fixtures, ample storage, and a versatile dining area, it's perfect for entertaining. Enjoy a cosy living room, three comfortable bedrooms, and a modern bathroom. Step into the large Westerly-facing 160-ft garden, a private oasis for relaxation. Don't miss this exceptional property

Windborough Road, Carshalton, SM5

Approximate Area = 1097 sq ft / 101.9 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 1274 sq ft / 118.3 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). © richcom 2023. Produced for Paul Graham. REF: 1001365



PORCH

ENTRANCE HALL

RECEPTION ROOM 14' 7" x 11' 8" (4.44m x 3.56m)

DINING ROOM 17' 5" x 11' 4" (5.31m x 3.45m)

KITCHEN 15' 9" x 12' 0" (4.8m x 3.66m)

WESTERLY ASPECT GARDEN 165' 0" x 17' 2" (50.29m x 5.23m) Approximate.

BEDROOM 1 11' 8" x 10' 5" (3.56m x 3.18m)

BEDROOM 2 11' 8" x 10' 5" (3.56m x 3.18m)

BEDROOM 3 7' 11" x 6' 8" (2.41m x 2.03m)

BATHROOM

GARAGE 18' 0" x 9' 10" (5.49m x 3m)

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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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