

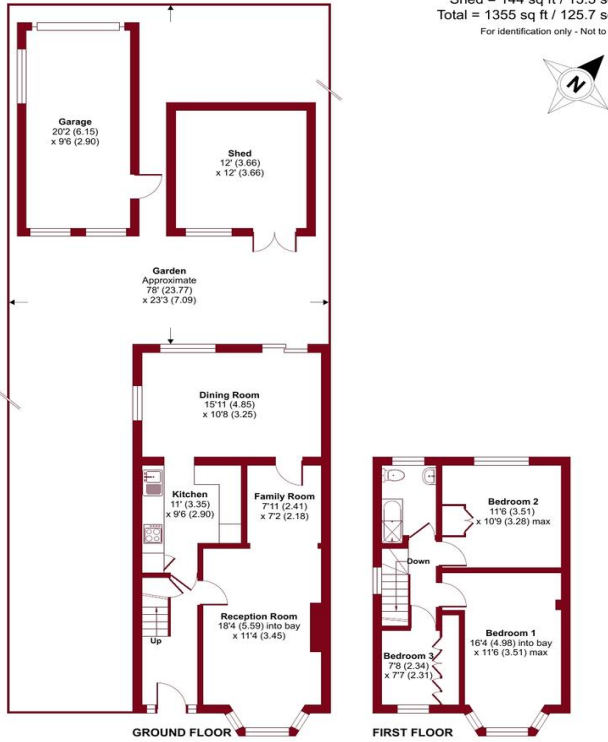


37 The Causeway, Carshalton, SM5 2LZ | **Guide Price £600,000 Freehold**

An immaculately kept and extended three-bedroom semi-detached house situated on The Causeway in Carshalton. Boasting a large open plan kitchen diner and impeccable condition throughout, this property offers a modern living space that exceeds expectations. The mature garden, garage, and outbuilding add to its appeal, while off-street parking with EV charging ensures convenience. Located on the popular road of The Causeway in Carshalton, this property enjoys a prime position between Carshalton and Hackbridge stations. The area is renowned for its excellent schools, including Victor Seymour Infants. Within walking distance, you'll find Carshalton High Street, the Ponds, Grove Park, and Wilderness Island, offering a range of amenities and natural beauty to explore.

The Causeway, Carshalton, SM5

Approximate Area = 1019 sq ft / 94.6 sq m
 Garage = 192 sq ft / 17.8 sq m
 Shed = 144 sq ft / 13.3 sq m
 Total = 1355 sq ft / 125.7 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 18' 4" x 11' 4" (5.59m x 3.45m)

FAMILY ROOM 7' 11" x 7' 2" (2.41m x 2.18m)

KITCHEN 11' x 9' 6" (3.35m x 2.9m)

DINING ROOM 15' 11" x 10' 8" (4.85m x 3.25m)

BEDROOM 1 16' 4" x 11' 6" (4.98m x 3.51m)

BEDROOM 2 11' 6" x 10' 9" (3.51m x 3.28m)

BEDROOM 3 7' 8" x 7' 7" (2.34m x 2.31m)

BATHROOM

GARDEN

GARAGE 20' 2" x 9' 6" (6.15m x 2.9m)

OUTBUILDING 12' 0" x 12' 0" (3.66m x 3.66m)

OFF ROAD PARKING

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
 Produced for Paul Graham. REF: 1001360
 PAUL GRAHAM



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

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