

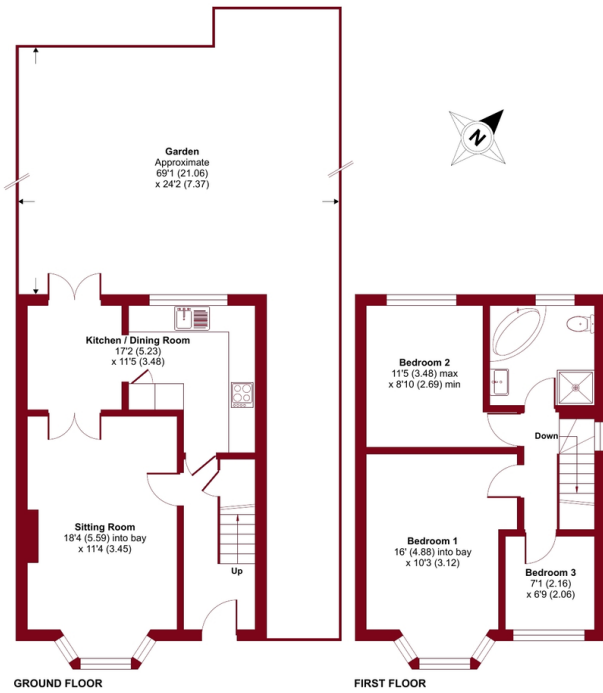


16 River Gardens, Carshalton, SM5 2NH | **Guide Price £600,000 Freehold**

A stunning 3 bedroom semi-detached house located on the highly sought-after River Gardens. This property offers a fantastic living space in excellent condition throughout, making it a perfect home for families and those looking for a comfortable lifestyle.

River Gardens, Carshalton, SM5

Approximate Area = 872 sq ft / 81 sq m
For identification only - Not to scale



ENTRANCE HALL

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

KITCHEN/DINER 17' 2" x 11' 5" (5.23m x 3.48m)

GARDEN

LANDING

BEDROOM 1 16' 0" x 10' 3" (4.88m x 3.12m)

BEDROOM 2 11' 5" x 8' 10" (3.48m x 2.69m)

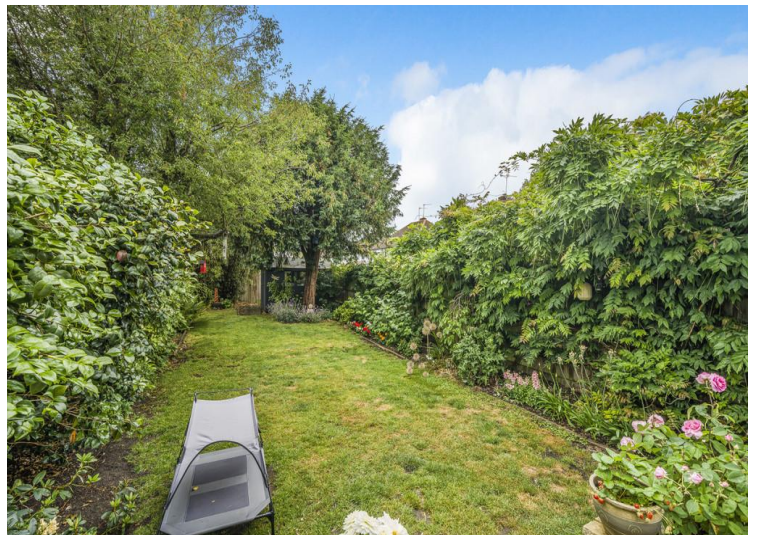
BEDROOM 3 7' 1" x 6' 9" (2.16m x 2.06m)

BATHROOM

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rics.com 2023. Produced for Paul Graham. REF: 999771



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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 58 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