

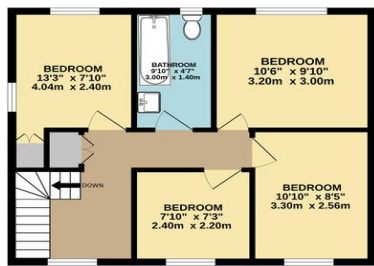


PAUL GRAHAM



24 Selby Road, Carshalton, SM5 1LD | **£520,000 Freehold**

An exquisite end-of-terrace house which has undergone a tasteful extension, resulting in a stunning home that effortlessly combines contemporary style with timeless charm. Boasting four bedrooms, two bathrooms, a separate living room, and an open-plan wrap-around kitchen and family room with underfloor heating throughout the ground floor, this property offers a spacious living environment for the new homeowner.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

LIVING ROOM 12' 6" x 11' 0" (3.81m x 3.35m)

KITCHEN/DINING ROOM 23' 11" x 21' 6" (7.29m x 6.55m)

SHOWER ROOM 5' 7" x 4' 7" (1.7m x 1.4m)

GARDEN

LANDING

BEDROOM 1 13' 3" x 7' 10" (4.04m x 2.39m)

BEDROOM 2 10' 6" x 9' 10" (3.2m x 3m)

BEDROOM 3 10' 10" x 8' 5" (3.3m x 2.57m)

BEDROOM 4 7' 10" x 7' 3" (2.39m x 2.21m)

BATHROOM

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