



**41 Warnham Court Road, Carshalton Beeches, SM5 3LY | Guide Price £725,000 Freehold**

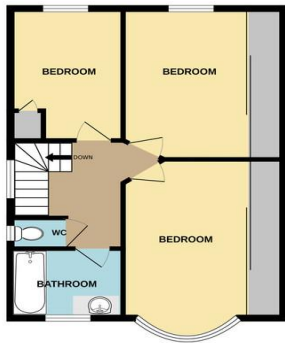
A bright and spacious 3 bedroom semi detached home located in one of the area's favoured roads. Whilst the property requires some updating it has been maintained to a good standard by the present owner and an internal viewing is advised. Shopping parades, bus routes and reputable schools are close by whilst both Carshalton Beeches and Carshalton stations serve central London. No Chain.



GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



FIRST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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**ENTRANCE PORCH**

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE** 16' 6" x 12' 6" (5.03m x 3.81m)

**DINING ROOM** 12' 9" x 11' 4" (3.89m x 3.45m)

**KITCHEN** 11' x 8' 7" (3.35m x 2.62m)

**LANDING**

**BEDROOM 1** 17' 4" x 12' 2" (5.28m x 3.71m) Into Wardrobes

**BEDROOM 2** 13' 6" x 12' 2" (4.11m x 3.71m) Into Wardrobes

**BEDROOM 3** 11' 4" x 8' 1" (3.45m x 2.46m)

**BATHROOM**

**SEPARATE WC**

**SOUTHERLY ASPECT GARDEN** 70' (21.34m) Approx

**STORAGE GARAGE AT REAR OF GARDEN (CURRENTLY NO VEHICULAR ACCESS)**



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 errors should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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