



9 Tewkesbury Road, Carshalton, SM5 1QH | **Guide Price £465,000 Freehold**

A bright and spacious 3 bedroom end of terrace home on a bold corner plot. The property has been extended on the ground floor and offers spacious and flexible accommodation and parking for multiple vehicles. Shopping parades, bus routes and schools are also close by whilst Sutton town centre offers more comprehensive shopping options.

(SURROUND FLOOR  
673 sq ft (62.3 sq m) approx.)



(1ST FLOOR  
329 sq ft (30.4 sq m) approx.)



TOTAL FLOOR AREA: 998 sq ft (92.7 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 HALL

**LOUNGE/DINING ROOM** 20' 6" x 11' 6" (6.25m x 3.51m)

**KITCHEN** 11' 10" x 9' 4" (3.61m x 2.84m)

## UTILITY AREA

## BATHROOM

## LANDING

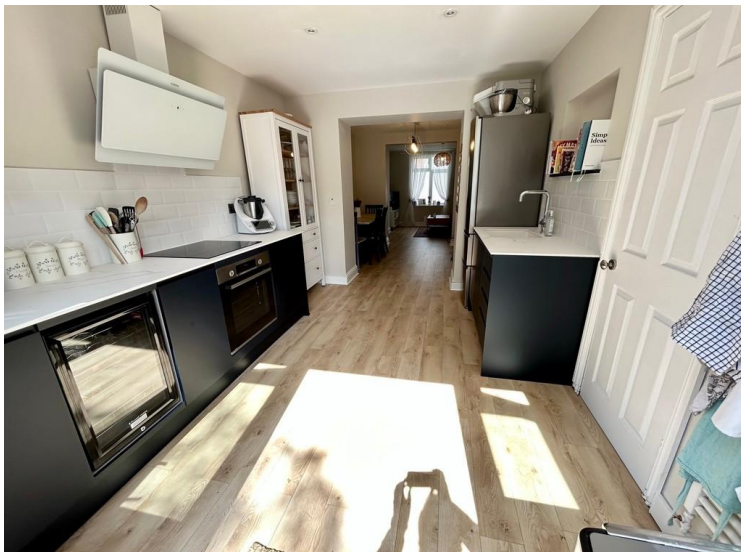
**BEDROOM 1** 12' 8" x 9' 9" (3.86m x 2.97m)

**BEDROOM 2** 10' 8" x 7' 7" (3.25m x 2.31m)

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

**GARDENS TO 3 SIDES INCLUDING LARGE PARKING AREA TO THE FRONT**

## GARDEN OFFICE



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             |         | 87 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | 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](mailto: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](mailto:wallington@paulgraham.co.uk)