



16 Maynooth Gardens, Carshalton, SM5 1HX | **Guide Price £400,000 Freehold**

Paul Graham are thrilled to present this exquisite two-bedroom home that exudes sophistication, nestled within a serene and sought-after cul-de-sac in Carshalton. Conveniently positioned near bus connections, Mitcham Junction station and local conveniences, this home offers everything one could need. Enhanced by oak flooring, the interior boasts a generously proportioned living room that opens up through patio doors to the rear garden, a dining room, a contemporary kitchen and bathroom, and an impressively spacious primary bedroom adorned with fitted wardrobes.

GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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## PORCH

## HALL

LIVING ROOM 19' 4" x 9' 10" (5.89m x 3m)

DINING HALL 11' 8" x 11' 7" (3.56m x 3.53m)

KITCHEN 13' 4" x 6' 9" (4.06m x 2.06m)

## LANDING

BEDROOM 1 19' 4" x 9' 10" (5.89m x 3m)

BEDROOM 2 11' 7" x 6' 9" (3.53m x 2.06m)

## BATHROOM

## GARDEN

## OUTSIDE STORE ROOM



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	67 D	
39-54	E		
21-38	F		
1-20	G		

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