



27 Tavistock Walk, Carshalton, SM5 1QN | **Guide Price £465,000 Freehold**

A superb 3 bedroom semi-detached house ideally located in Carshalton. The property is in excellent condition throughout and has been extended to the rear creating a stunning kitchen and dining room. Thanks to the property position the sellers have had use of additional land from the local council as long as they agreed to maintain it. Upstairs the property boasts 3 bedrooms and an ensuite bathroom. Further benefits include off street parking for multiple cars and being offered to the market with no onward chain.

Tavistock Walk, Carshalton, SM5

Approximate Area = 881 sq ft / 81.8 sq m
For identification only - Not to scale



PORCH

SITTING ROOM 15' 10" x 10' 11" (4.83m x 3.33m)

DINING ROOM 9' 6" x 9' 5" (2.9m x 2.87m)

KITCHEN 10' 6" x 8' 11" (3.2m x 2.72m)

SHOWER ROOM

HOME SALON

GARDEN

BEDROOM 1 12' 11" x 9' 11" (3.94m x 3.02m)

BEDROOM 2 10' 10" x 8' 4" (3.3m x 2.54m)

BEDROOM 3 7' 9" x 7' 3" (2.36m x 2.21m)

ENSUITE

OFF ROAD PARKING

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Paul Graham. REF: 1022547



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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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