

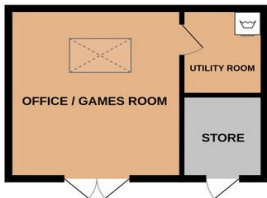


**53 The Causeway, Carshalton, SM5 2LZ | Guide Price £595,000 Freehold**

Located in the highly sought-after The Causeway, this impeccably maintained three bedroom mock Tudor-style semi-detached house seamlessly combines charm with modern comfort. The home boasts a beautifully landscaped garden, complete with a garden office and utility room, providing an ideal work-from-home setup. As well as a bright and spacious living room, a modern fitted open plan kitchen diner, a luxurious family bathroom, three bedrooms and off street parking, making this the ideal family home.



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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## PORCH

### ENTRANCE HALL

LIVING ROOM 16' 5" x 11' 4" (5m x 3.45m)

KITCHEN/DINER 17' 3" x 11' 0" (5.26m x 3.35m)

### LANDSCAPED GARDEN

GARDEN OFFICE 13' 9" x 13' 1" (4.19m x 3.99m)

UTILITY ROOM 7' 1" x 6' 3" (2.16m x 1.91m)

### GARDEN STORE

BEDROOM 1 16' 5" x 11' 6" (5m x 3.51m)

BEDROOM 2 11' 6" x 11' 0" (3.51m x 3.35m)

BEDROOM 3 7' 3" x 6' 9" (2.21m x 2.06m)

FAMILY BATHROOM 8' 6" x 5' 5" (2.59m x 1.65m)

### OFF ROAD PARKING



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		88 B
69-80	C		
55-68	D	66 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

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk