



16 Northwood Road, Carshalton, SM5 3JA | Guide Price £675,000 Freehold

A charming 3/4 bedroom chalet-style semi-detached house, located in the desirable Northwood Road of Carshalton. Situated in a peaceful residential area, this property offers a delightful combination of comfortable living spaces, and excellent access to nearby parks, schools, and transport. The property currently has planning granted for the Demolition of the existing garage and the erection of a single-storey rear/side extension (ref: DM2022/01310).

Northwood Road, Carshalton, SM5

Approximate Area = 1158 sq ft / 107.5 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1320 sq ft / 122.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © natchroom 2023. Produced for Paul Graham. REF: 1041911



ENTRANCE HALL

RECEPTION ROOM 15' 8" x 12' 0" (4.78m x 3.66m)

DINING ROOM 13' 7" x 11' 9" (4.14m x 3.58m)

KITCHEN 9' 0" x 8' 3" (2.74m x 2.51m)

STUDY/BEDROOM 8' 3" x 7' 8" (2.51m x 2.34m)

WC

GARDEN 92' 0" x 21' 0" (28.04m x 6.4m)
 Approximate

LANDING

BEDROOM 1 16' 4" x 12' 1" (4.98m x 3.68m)

BEDROOM 2 13' 4" x 10' 11" (4.06m x 3.33m)

BEDROOM 3 9' 5" x 7' 2" (2.87m x 2.18m)

BATHROOM

WC

GARAGE 19' 0" x 8' 4" (5.79m x 2.54m)

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		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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