

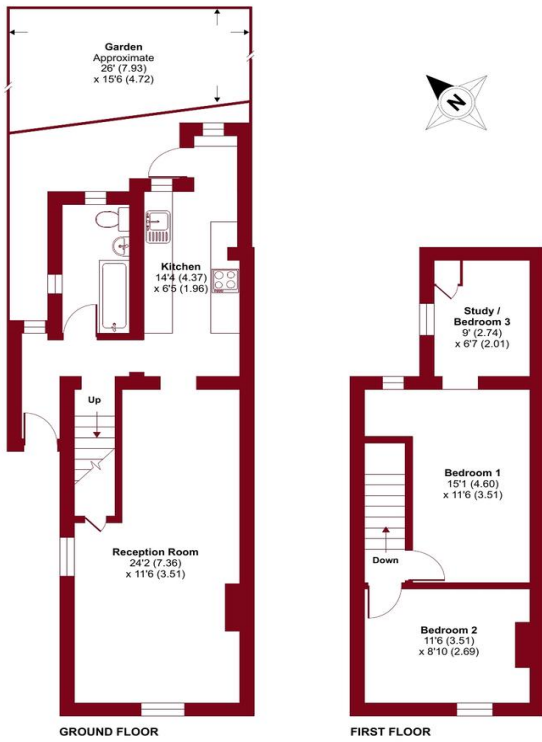


## 4 Palmerston Road, Carshalton, SM5 2JZ | **Guide Price £475,000 Freehold**

Paul Graham are pleased to introduce this superb 2/3 bedroom semi-detached period cottage on Palmerston Road, exuding a timeless charm with a modern finish. The property is in excellent condition throughout and features a spacious living/dining room, a stunning fitted kitchen with access to the secluded garden, and a modern family bathroom. Upstairs, three bedrooms await, with one accessible via another, adding versatility to the layout.

**Palmerston Road, Carshalton, SM5**

Approximate Area = 844 sq ft / 78.4 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**RECEPTION ROOM** 24' 2" x 11' 6" (7.37m x 3.51m)

**KITCHEN** 14' 4" x 6' 5" (4.37m x 1.96m)

**BATHROOM**

**BEDROOM 1** 15' 1" x 11' 6" (4.6m x 3.51m)

**BEDROOM 2** 11' 6" x 8' 10" (3.51m x 2.69m)

**BEDROOM 3 / STUDY** 9' 0" x 6' 7" (2.74m x 2.01m)

Accessed via Bedroom 1

**GARDEN**

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 1044321  
PAUL GRAHAM



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		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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