



## 19A Ruskin Road, Carshalton, SM5 3DD | **Guide Price £525,000 Freehold**

A three bedroom modern semi-detached home, perfectly situated on Ruskin Road in the heart of Carshalton Village. Impeccably maintained and thoughtfully designed, this property makes an ideal family home. Upon entering, you'll be greeted by the inviting atmosphere of a well-maintained home. The spacious living room provides an excellent space for relaxation, and the adjoining kitchen diner is complete with modern appliances and ample counter space. The inclusion of a practical downstairs WC, makes daily life more comfortable. Ascending to the upper levels, you'll discover three generously sized bedrooms and two well-appointed bathrooms. The property also boasts off-road parking and a private garden with side access.



## Ruskin Road, Carshalton, SM5

Approximate Area = 1025 sq ft / 95.2 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 1113 sq ft / 103.3 sq m  
 For identification only - Not to scale

### ENTRANCE HALL

**KITCHEN/DINER** 13' 8" x 11' 2" (4.17m x 3.4m)

**RECEPTION ROOM** 14' 11" x 11' 3" (4.55m x 3.43m)

**WC**

**BEDROOM 3** 11' 0" x 11' 0" (3.35m x 3.35m)

**BEDROOM 2** 11' 3" x 11' 2" (3.43m x 3.4m)

**SHOWER ROOM**

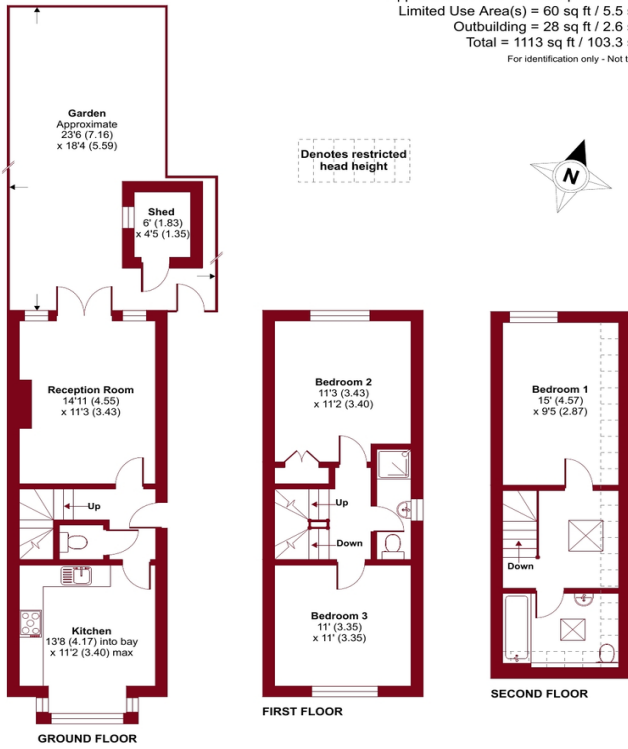
**BEDROOM 1** 15' 0" x 9' 5" (4.57m x 2.87m)

**BATHROOM**

**GARDEN**

**SHED** 6' 0" x 4' 5" (1.83m x 1.35m)

**OFF ROAD PARKING**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Paul Graham. REF: 1052804



**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		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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