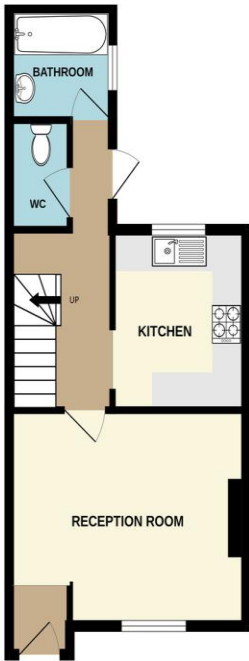




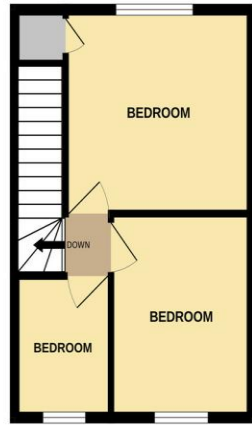
102 Welbeck Road, Carshalton, SM5 1TA | **Guide Price £400,000 Freehold**

Welcome to this impeccably maintained 3 bedroom terraced house, nestled in a sought after residential location. Recently refurbished, the kitchen is modern and stylish. The entire property is in excellent condition, with a spacious living area filled with natural light and a separate bathroom and WC. Upstairs the property boasts three bedrooms, each tastefully decorated. Outside is a landscaped, low-maintenance garden, perfect for the warmer summer months. Conveniently located, this home provides easy access to schools, parks, shopping, and transportation.

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 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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RECEPTION ROOM 14' 6" x 10' 11" (4.42m x 3.33m)

KITCHEN 9' 1" x 8' 2" (2.77m x 2.49m)

HALL

BATHROOM

WC

GARDEN

BEDROOM 1 11' 7" x 10' 3" (3.53m x 3.12m)

BEDROOM 2 10' 2" x 8' 4" (3.1m x 2.54m)

BEDROOM 3 7' 2" x 5' 11" (2.18m x 1.8m)



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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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