



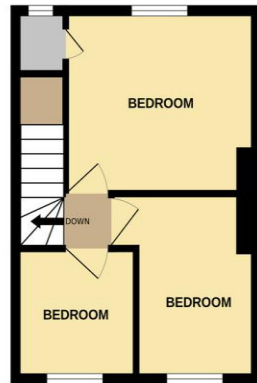
111 St Agathas Grove, Carshalton, Sutton, SM5 1DW | Guide Price £375,000 Freehold

A fantastic three bedroom terrace house located on a quiet little street in a well sought after area. The property is in excellent condition throughout and benefits from tasteful decoration and a modern kitchen and bathroom. The property offers further potential to extend (STPP) making this the ideal family home or first time purchase. The house is close to good schools and is within walking distance to bus stops which lead to Morden tube station and Carshalton train station.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 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.
Made with Metropix ©2023

PORCH

RECEPTION ROOM 14' 2" x 10' 10" (4.32m x 3.3m)

KITCHEN 8' 9" x 7' 8" (2.67m x 2.34m)

HALL

WC

BATHROOM

GARDEN

BEDROOM 1 11' 3" x 9' 10" (3.43m x 3m)

BEDROOM 2 9' 11" x 7' 11" (3.02m x 2.41m)

BEDROOM 3 7' 1" x 6' 11" (2.16m x 2.11m)



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		80 C
55-68	D	65 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