

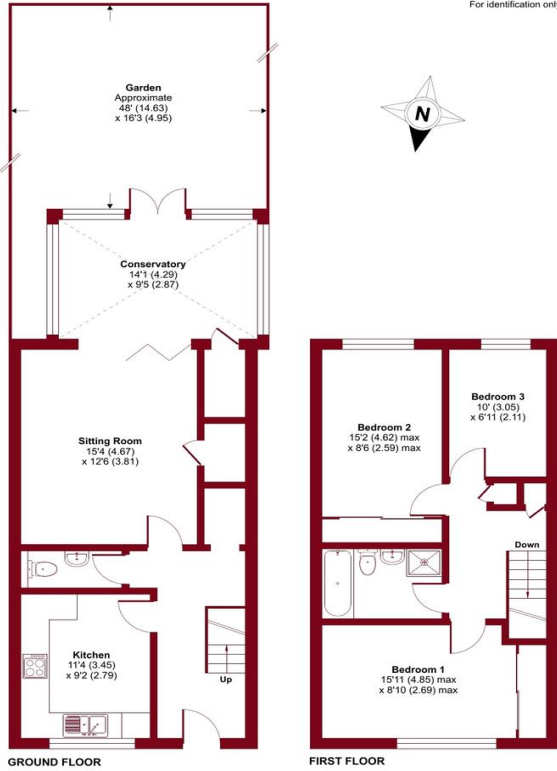


2 Newent Close, Carshalton, SM5 1LR | **Guide Price £450,000 Freehold**

A delightful three-bedroom terraced house with a conservatory offers a comfortable and stylish living environment. Located in Newent Close, this property benefits from its close proximity to excellent schools, local amenities, and convenient transport links. With the added advantage of being offered to the market chain-free, this is a wonderful opportunity to make this house your home.

Newent Close, Carshalton, SM5

Approximate Area = 1117 sq ft / 103.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Paul Graham. REF: 994735



ENTRANCE HALL

KITCHEN 11' 4" x 9' 2" (3.45m x 2.79m)

WC

SITTING ROOM 15' 4" x 12' 6" (4.67m x 3.81m)

CONSERVATORY 14' 1" x 9' 5" (4.29m x 2.87m)

CUPBOARD X 3

GARDEN 48' 0" x 16' 3" (14.63m x 4.95m)

BEDROOM 1 15' 11" x 8' 10" (4.85m x 2.69m)

BEDROOM 2 15' 2" x 8' 6" (4.62m x 2.59m)

BEDROOM 3 10' 0" x 6' 11" (3.05m x 2.11m)

BATHROOM

NO ONWARD CHAIN



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	68 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