



PAUL GRAHAM



3 Acre Lane, Carshalton, SM5 3AA | **Guide Price £500,000 Freehold**

Nestled on the Acre Lane in Carshalton Village, this inviting three bedroom semi-detached house presents an ideal home for those seeking both comfort and convenience. Boasting a well-maintained interior and a modern kitchen and bathroom this property offers a turnkey living experience. The spacious living accommodation extends to two reception rooms. Further enhancing the allure of this property is the inclusion of a private front and rear garden as well as being offered to the market with no onward chain!

Acre Lane, Carshalton, SM5

Approximate Area = 965 sq ft / 89.6 sq m
For identification only - Not to scale

PORCH

ENTRANCE HALL

SITTING ROOM 14' 6" x 12' 4" (4.42m x 3.76m)

DINING ROOM 12' 7" x 9' 9" (3.84m x 2.97m)

KITCHEN 10' 6" x 7' 9" (3.2m x 2.36m)

GARDEN

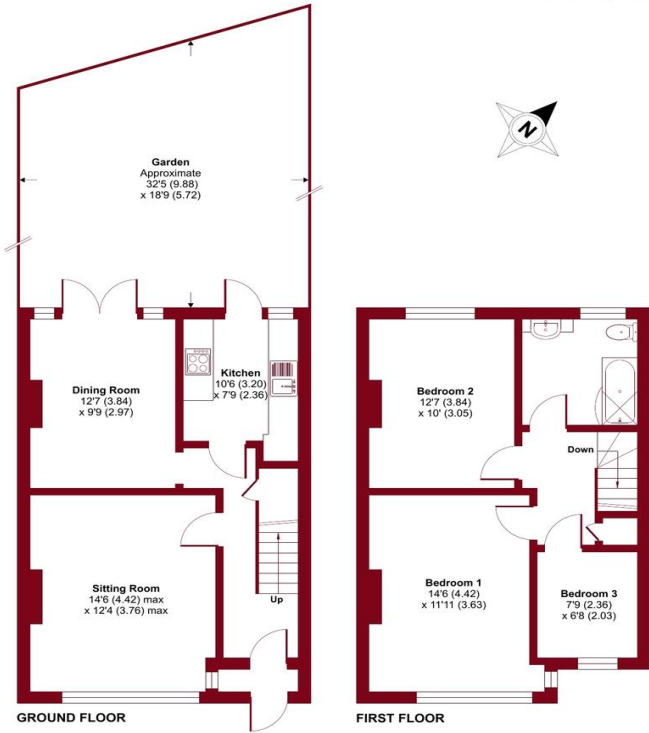
BEDROOM 1 14' 6" x 11' 11" (4.42m x 3.63m)

BEDROOM 2 12' 7" x 10' 0" (3.84m x 3.05m)

BEDROOM 3 7' 9" x 6' 8" (2.36m x 2.03m)

BATHROOM

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Paul Graham. REF: 1009542



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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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