



PAUL GRAHAM

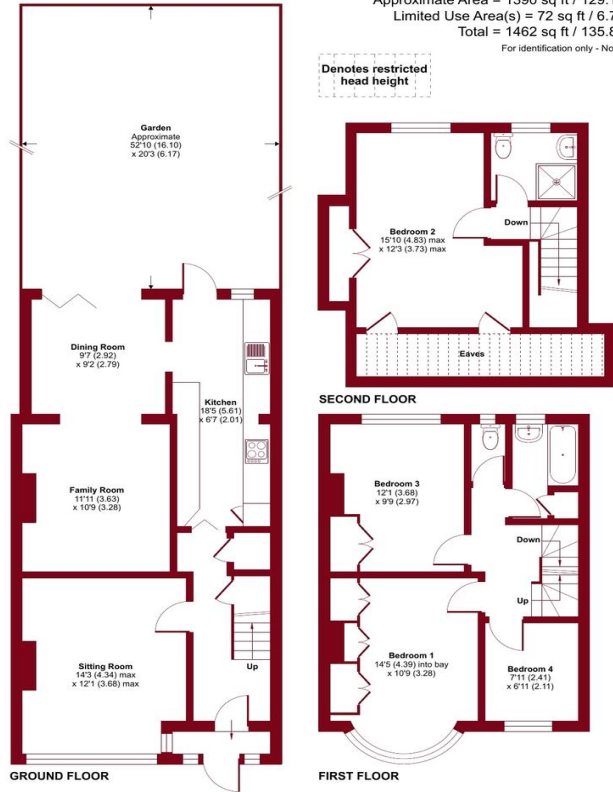


68 Nightingale Road, Carshalton, SM5 2EN | **Guide Price £575,000 Freehold**

Introducing an inviting four bedroom terraced house on Nightingale Road. This extended property seamlessly blends modern comfort with charm. Featuring two bathrooms, two reception rooms, a separate kitchen, and a private rear garden, this home is designed for both family living and entertaining. The spacious living room sets a warm tone, complemented by versatile reception spaces that can be tailored to your lifestyle. The separate kitchen offers both style and functionality, with easy access to a delightful outdoor space. A further benefit is the convenience of off-road parking for two cars.

Nightingale Road, Carshalton, SM5

Approximate Area = 1390 sq ft / 129.1 sq m
 Limited Use Area(s) = 72 sq ft / 6.7 sq m
 Total = 1462 sq ft / 135.8 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). © nrichcom 2023. Produced for Paul Graham. REF: 1043527

ENTRANCE HALL

SITTING ROOM 14' 3" x 12' 1" (4.34m x 3.68m)

FAMILY ROOM 11' 11" x 10' 9" (3.63m x 3.28m)

DINING ROOM 9' 7" x 9' 2" (2.92m x 2.79m)

KITCHEN 18' 5" x 6' 7" (5.61m x 2.01m)

GARDEN 52' 10" x 20' 3" (16.1m x 6.17m)

BEDROOM 1 14' 5" x 10' 9" (4.39m x 3.28m)

BEDROOM 2 15' 10" x 12' 3" (4.83m x 3.73m)

BEDROOM 3 12' 1" x 9' 9" (3.68m x 2.97m)

BEDROOM 4 7' 11" x 6' 11" (2.41m x 2.11m)

BATHROOM

WC

SHOWER ROOM



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	64 D	
39-54	E		
21-38	F		
1-20	G		

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