

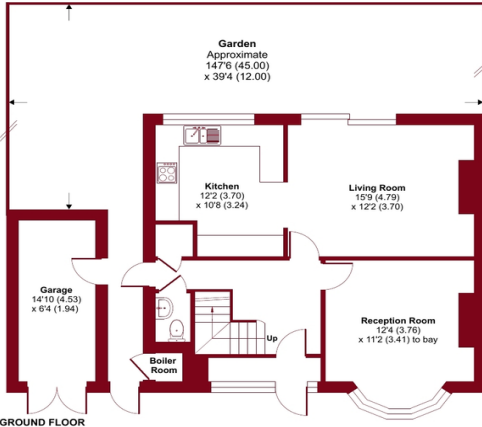
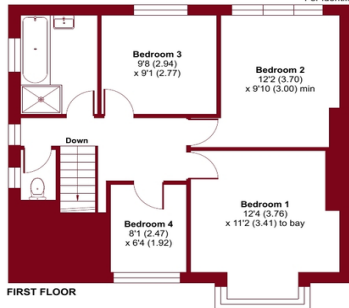


## 121 Woodmansterne Road, Carshalton, SM5 4EG | **£835,000 Freehold**

This exquisite 4-bedroom semi-detached house seamlessly blends contemporary living spaces and charming details. The cosy front reception room sets the stage for relaxation and entertaining, flowing effortlessly into the open plan kitchen and diner, a bright and welcoming space for family gatherings. The kitchen boasts modern appliances, that complement the tasteful finishes throughout. A downstairs cloakroom adds convenience to the well-maintained ground floor. A standout feature of the home is the expansive plot on which the property is situated, which includes a large westerly-facing garden, a generously sized front garden, a driveway, and a detached garage. Upstairs, discover four thoughtfully designed bedrooms filled with ample natural light. The family bathroom, with a separate WC, ensures both style and practicality.

## Woodmansterne Road, Carshalton, SM5

Approximate Area = 1259 sq ft / 116.9 sq m (excludes boiler room)  
 Garage = 97 sq ft / 9 sq m  
 Total = 1356 sq ft / 125.9 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 2024. Produced for Paul Graham. REF: 1074190

## ENTRANCE HALL

**RECEPTION ROOM** 12' 4" x 11' 2" (3.76m x 3.415m)

**LIVING ROOM** 15' 8" x 12' 1" (4.79m x 3.705m)

**KITCHEN** 10' 7" x 12' 1" (3.24m x 3.705m)

**GROUND FLOOR WC** 4' 7" x 2' 10" (1.41m x 0.88m)

## LANDING

**BEDROOM 1** 12' 4" x 11' 2" (3.76m x 3.415m)

**BEDROOM 2** 12' 1" x 9' 10" (3.705m x 3.0m)

**BEDROOM 3** 9' 7" x 9' 1" (2.94m x 2.775m)

**BEDROOM 4** 8' 1" x 6' 3" (2.475m x 1.92m)

**BATHROOM** 9' 1" x 6' 2" (2.775m x 1.89m)

**FIRST FLOOR WC** 4' 7" x 2' 10" (1.41m x 0.88m)

**DETACHED GARAGE** 14' 10" x 6' 4" (4.535m x 1.945m)

## OFF ROAD PARKING



**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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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