



PAUL GRAHAM

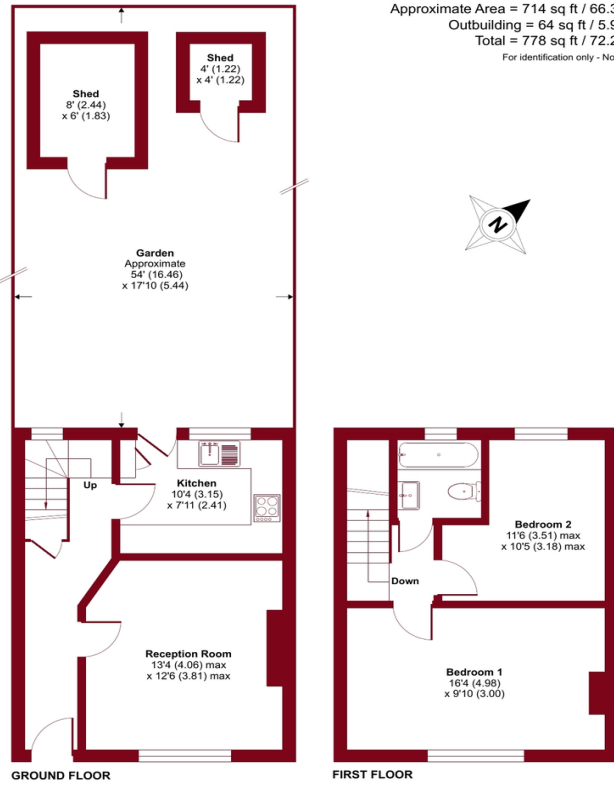


39 Wigmore Road, Carshalton, SM5 1RE | **Guide Price £375,000 Freehold**

A charming 2-bedroom house ideally located in sought after area for families. Featuring bright and ample living spaces, this property boasts two sizable double bedrooms. Additional advantages include off-street parking and the potential to extend (STPP).

Wigmore Road, Carshalton, SM5

Approximate Area = 714 sq ft / 66.3 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 778 sq ft / 72.2 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 13' 4" x 12' 6" (4.06m x 3.81m)

KITCHEN 10' 4" x 7' 11" (3.15m x 2.41m)

GARDEN 54' 0" x 17' 10" (16.46m x 5.44m)

SHED

BEDROOM 1 16' 4" x 9' 10" (4.98m x 3m)

BEDROOM 2 11' 6" x 10' 5" (3.51m x 3.18m)

BATHROOM

OFF ROAD PARKING

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2024.
 Produced for Paul Graham - REF: 1077492



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		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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