



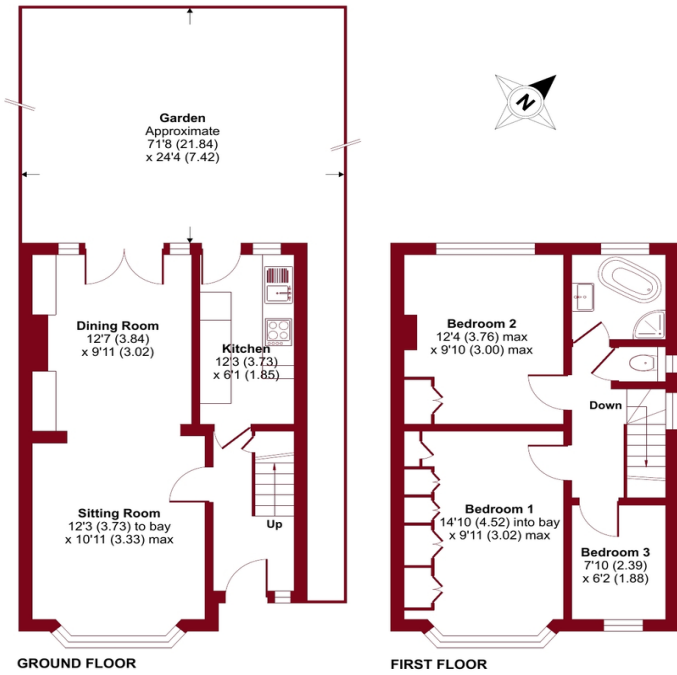
43 Alma Road, Carshalton, SM5 2PQ | £525,000 Freehold

Welcome to Alma Road, where charm meets convenience in this immaculately presented 3 bedroom semi-detached house. From the moment you step inside, you'll be impressed by the excellent condition throughout, ensuring a comfortable and inviting atmosphere for you and your family. The spacious layout includes three bedrooms, a large through lounge, a modern kitchen & bathroom and a secluded private rear garden. With the potential to extend, subject to obtaining the necessary planning permissions, this property offers the versatility to adapt to your lifestyle needs and preferences. Its fantastic location between Carshalton and Sutton means you'll enjoy easy access to local amenities, transport links, and green spaces, enhancing your daily convenience and quality of life.

Please note: Side access down to the rear of the garden has a right of passage for neighbouring property (the adjoining house) to their garage, the land is owned by 43 Alma Road. Please contact us for further information.

Alma Road, Carshalton, SM5

Approximate Area = 866 sq ft / 80.4 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 12' 3" x 10' 11" (3.73m x 3.33m)

DINING ROOM 12' 7" x 9' 11" (3.84m x 3.02m)

KITCHEN 12' 3" x 6' 1" (3.73m x 1.85m)

GARDEN 71' 8" x 24' 4" (21.84m x 7.42m)

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LANDING

BEDROOM 1 14' 10" x 9' 11" (4.52m x 3.02m)

BEDROOM 2 12' 4" x 9' 10" (3.76m x 3m)

BEDROOM 3 7' 10" x 6' 2" (2.39m x 1.88m)

BATHROOM

WC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1002021



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

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