

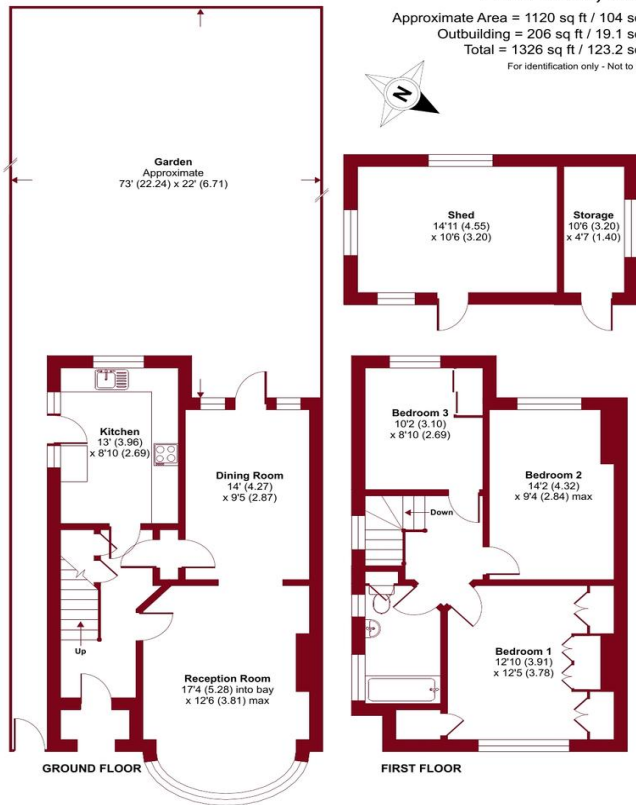


113 Park Lane, Carshalton, SM5 3DX | **Guide Price £580,000 Freehold**

Introducing a delightful 3 bedroom semi-detached house nestled in the heart of Carshalton Village. Boasting a spacious layout spanning 1120 sq ft, this property offers ample room for your family to flourish. Step inside to discover three well-appointed double bedrooms. The airy through lounge and diner beckon you to unwind or entertain guests with ease. Parking is a breeze with off road space available for up to three cars, ensuring convenience for you and your visitors. With the potential to extend (STPP), this property presents an exciting opportunity to craft your ideal living space, tailored to your unique vision.

Park Lane, SM5

Approximate Area = 1120 sq ft / 104 sq m
 Outbuilding = 206 sq ft / 19.1 sq m
 Total = 1326 sq ft / 123.2 sq m
 For identification only - Not to scale



PORCH

ENTRANCE HALL

RECEPTION ROOM 17' 4" x 12' 6" (5.28m x 3.81m)

DINING ROOM 14' 0" x 9' 5" (4.27m x 2.87m)

KITCHEN 13' 0" x 8' 10" (3.96m x 2.69m)

GARDEN 73' 0" x 22' 0" (22.25m x 6.71m)

SHED 14' 11" x 10' 6" (4.55m x 3.2m)

STORE 10' 6" x 4' 7" (3.2m x 1.4m)

BEDROOM 1 12' 10" x 12' 5" (3.91m x 3.78m)

BEDROOM 2 14' 2" x 9' 4" (4.32m x 2.84m)

BEDROOM 3 10' 2" x 8' 10" (3.1m x 2.69m)

BATHROOM

OFF ROAD PARKING

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhccom 2024. Produced for Paul Graham. REF: 1082343



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		
39-54	E	52 E	
21-38	F		
1-20	G		

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