

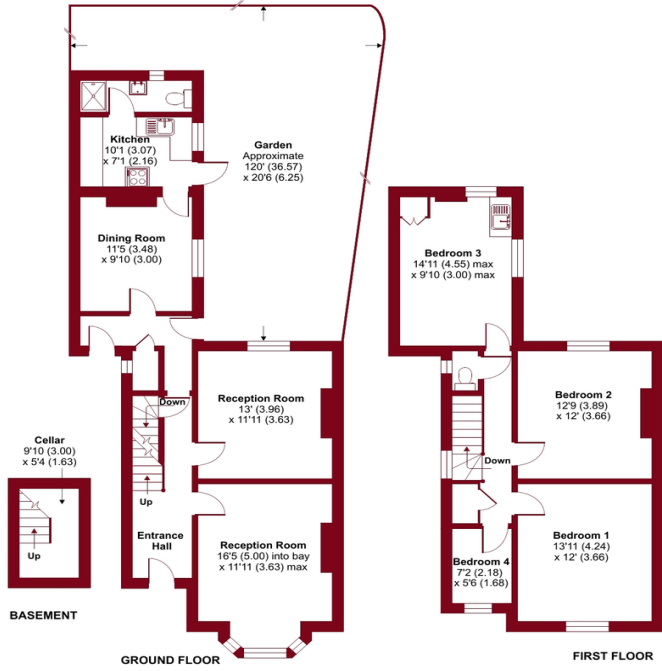


28 West Street, Carshalton, SM5 2QG | **Guide Price £699,950 Freehold**

Discover the charm of Carshalton Village with this perfectly located 4-bedroom Victorian terrace house on West Street. Nestled in the heart of the historic and picturesque village, this property offers an exceptional opportunity to create your dream home.

West Street, Carshalton, SM5

Approximate Area = 1418 sq ft / 131.7 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). © rics/hcom 2023. Produced for Paul Graham. REF: 985622



ENTRANCE HALL

RECEPTION 1 16' 5" x 11' 1" (5m x 3.38m)

RECEPTION 2 13' x 11' 11" (3.96m x 3.63m)

RECEPTION 3 11' 5" x 9' 10" (3.48m x 3m)

KITCHEN 10' 1" x 7' 1" (3.07m x 2.16m)

SHOWER ROOM

CELLAR

LARDER

GARDEN

LANDING

BEDROOM 1 13' 11" x 12' (4.24m x 3.66m)

BEDROOM 2 12' 9" x 12' (3.89m x 3.66m)

BEDROOM 3 14' 11" x 9' 10" (4.55m x 3m)

BEDROOM 4 7' 2" x 5' 6" (2.18m x 1.68m)

WC

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 | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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