# 23 Talbot Road, Carshalton, SM5 3BP £750,000 Freehold





# PAUL GRAHAM

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#### **DESCRIPTION**

A bright and spacious 4 bedroom link detached family home located in the heart of Carshalton Village. Whilst the property requires some updating it offers flexible accommodation planned over two floors including a study for those wishing to work from home. The house is within walking distance of Carshalton High Street, popular schools, fantastic parkland and Carshalton Mainline station serving central London. The area is also well served with numerous golf clubs and recreational facilities whilst the larger towns of Sutton and Croydon are easily accessible. No Chain.





## ROOMS

**ENTRANCE PORCH** 

**ENTRANCE HALL** 

**LOUNGE** 16' 6" x 11' 1" (5.03m x 3.38m)

**DINING ROOM** 11' 3" x 11' 1" (3.43m x 3.38m)

**STUDY** 10' 3" x 6' 1" (3.12m x 1.85m)

CLOAKROOM

**KITCHEN** 12' 4" x 11' (3.76m x 3.35m)

**UTILITY ROOM** 10' 9" x 8' 2" (3.28m x 2.49m)

LANDING

**BEDROOM 1** 13' 2" x 11' 1" (4.01m x 3.38m)

**EN SUITE SHOWER ROOM** 

**BEDROOM 2** 10' 3" x 10' (3.12m x 3.05m)

**EN SUITE SHOWER ROOM** 

**BEDROOM 3** 11' 5" x 7' 8" (3.48m x 2.34m)

**BEDROOM 4** 12' x 7' 8" (3.66m x 2.34m)

**FAMILY BATHROOM** 

**SOUTHERLY ASPECT GARDEN** 

**GARAGE & PARKING** 









#### FLOOR PLAN

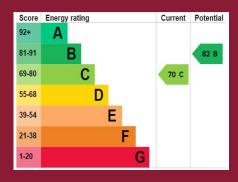


1ST FLOOR 642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorglan contained here, measurements of doors, witdows, rooms and any other items are approximate and no responsibility is taken for any enror, orisistion or mis-statement. This plant is for flustratine purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meropics (2023)



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.

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