



**16 The Causeway, Carshalton, SM5 2NF | Guide Price £550,000 Freehold**

Presenting this charming 3 bedroom end of terrace mock-Tudor style house. This superb property offers a delightful garden and lots of potential to further develop. Throughout the house, you'll find a well-maintained and inviting space with a spacious through lounge and kitchen. This property also includes the convenience of off-road parking and a garage located at the rear (currently not in use). Offered to the market with no onward chain!



## The Causeway, Carshalton, SM5

Approximate Area = 842 sq ft / 78.2 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 980 sq ft / 91 sq m  
 For identification only - Not to scale

### ENTRANCE HALL

**RECEPTION ROOM** 24' 5" x 11' 3" (7.44m x 3.43m)

**KITCHEN** 11' 0" x 10' 0" (3.35m x 3.05m)

**GARDEN** 50' 0" x 19' 8" (15.24m x 5.99m)

**GARAGE** 14' 0" x 9' 10" (4.27m x 3m)

### LANDING

**BEDROOM 1** 13' 5" x 11' 6" (4.09m x 3.51m)

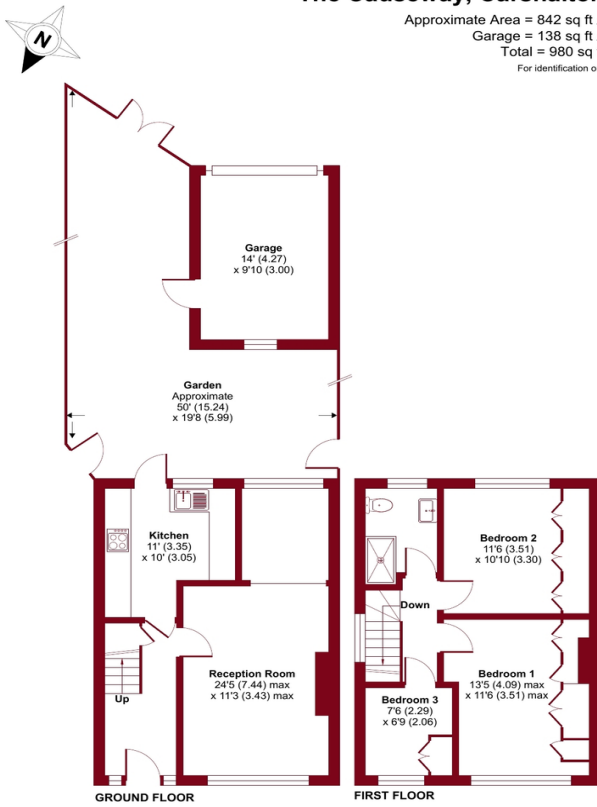
**BEDROOM 2** 11' 6" x 10' 10" (3.51m x 3.3m)

**BEDROOM 3** 7' 6" x 6' 9" (2.29m x 2.06m)

### BATHROOM

### OFF ROAD PARKING

### NO ONWARD CHAIN



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1110710  
 PAUL GRAHAM



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		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
 62 - 64 High Street  
 Carshalton  
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales  
 3 Wallington Square  
 Woodcote Road  
 Wallington  
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk