



24 Anglesey Gardens, Carshalton, Surrey, SM5 3JE | **£625,000 Freehold**

Offered for sale with no chain, this three bedroom semi detached chalet house is situated in a sought after road close to reputable schools. The ground floor comprises two reception rooms, an extended kitchen, conservatory, bedroom three/study and bathroom. Upstairs there are two double bedrooms and a jack and jill shower room. Outside boasts well maintained front and rear gardens and a driveway and workshop.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE 15' 1" x 12' 2" (4.6m x 3.71m)

DINING ROOM 14' 4" x 12' 2" (4.37m x 3.71m)

CONSERVATORY 9' 2" x 9' 0" (2.79m x 2.74m)

KITCHEN 10' 6" x 9' 10" (3.2m x 3m)

BEROOM 3 8' 6" x 8' 2" (2.59m x 2.49m)

BATHROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 9" x 15' 1" (4.8m x 4.6m)

BEDROOM 2 14' 5" x 12' 2" (4.39m x 3.71m)

SHOWER ROOM 9' 8" x 6' 1" (2.95m x 1.85m)

FRONT AND REAR GARDENS

DRIVEWAY AND WORKSHOP



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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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