

6 Cambridge Road, Carshalton, SM5 3QP Guide Price £550,000 Freehold



PAUL GRAHAM

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DESCRIPTION

An attractive period 3 bedroom semi detached home with large garden close to amenities. Presented in good decorative order this lovely property is a short walk from Carshalton High Street, mainline stations, reputable schools, bus routes and fantastic parkland and open spaces. Sutton town centre is close by offering more comprehensive shopping facilities. The house itself has been extended on the ground floor to provide a family room in addition to the two reception rooms, the modern kitchen and a WC, whilst offering 3 bedrooms and the bathroom upstairs.



ROOMS

ENTRANCE HALL

SITTING ROOM 14' (into bay) x 12' 1"
(4.27m x 3.68m)

DINING ROOM 12' 1" x 11' 9" (3.68m x
3.58m)

KITCHEN 11' 2" x 7' 5" (3.4m x 2.26m)

FAMILY/GARDEN ROOM 10' 6" x 7' 2"
(3.2m x 2.18m)

LANDING

BEDROOM 1 12' 1" x 11' 6" (3.68m x
3.51m)

BEDROOM 2 11' 2" x 7' 5" (3.4m x
2.26m)

BEDROOM 3 8' 10" x 6' 8" (2.69m x
2.03m)

BATHROOM

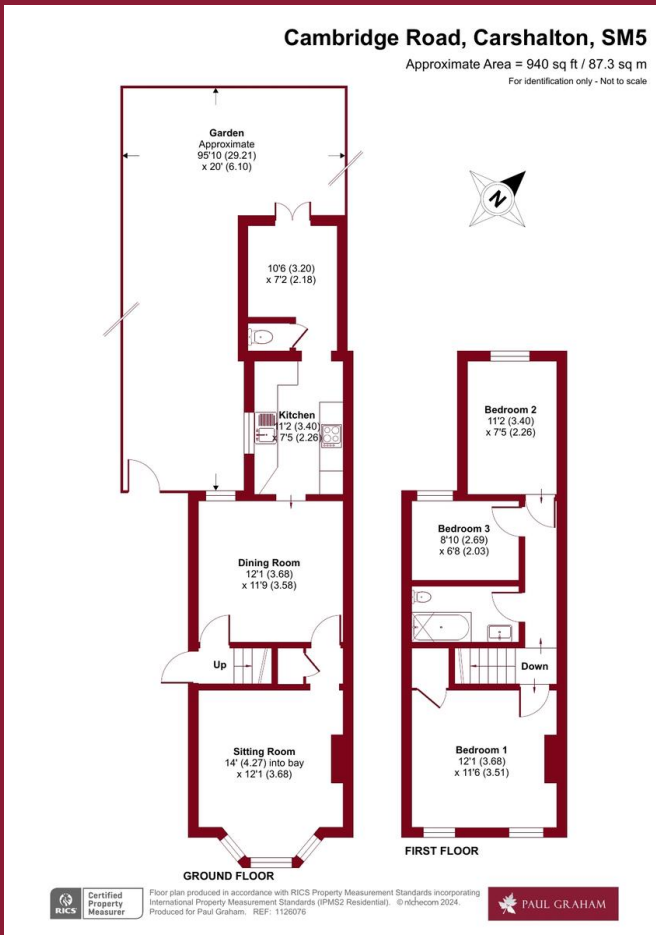
GARDEN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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