

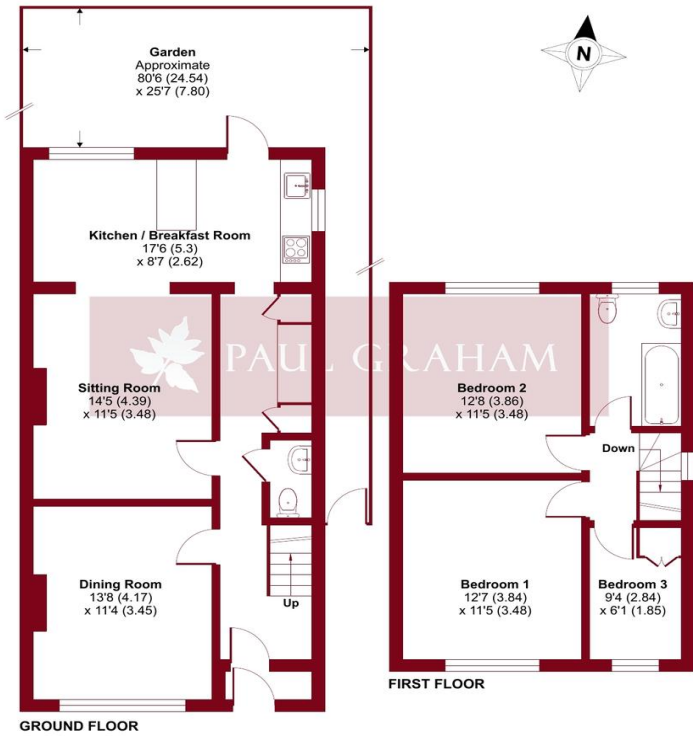


## 34 Gordon Road, Carshalton, SM5 3RE | **Guide Price £625,000 Freehold**

This superb extended three-bedroom semi-detached house offers a perfect blend of contemporary living and functional design. The home features a front reception room and a spacious rear family room that seamlessly integrates with a modern open-plan kitchen diner. The large rear garden provides ample outdoor space, ideal for both relaxation and entertainment. Additional conveniences include a utility room and a downstairs WC, enhancing the practicality of the home. With three well-proportioned bedrooms and a modern family bathroom, this property is in good condition throughout and ready for immediate occupancy. Off-street parking is available, and there's potential to extend further, subject to planning permission (STPP).

## Gordon Road, Carshalton, SM5

Approximate Area = 1112 sq ft / 103.3 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). Produced for Paul Graham. REF: 1130053

## PORCH

## ENTRANCE HALL

**DINING ROOM** 13' 8" x 11' 4" (4.17m x 3.45m)

**SITTING ROOM** 14' 5" x 11' 5" (4.39m x 3.48m)

**KITCHEN/BREAKFAST ROOM** 17' 6" x 8' 7" (5.33m x 2.62m)

## UTILITY ROOM

## WC

**GARDEN** 80' 6" x 25' 7" (24.54m x 7.8m)

**BEDROOM 1** 12' 7" x 11' 5" (3.84m x 3.48m)

**BEDROOM 2** 12' 8" x 11' 5" (3.86m x 3.48m)

**BEDROOM 3** 9' 4" x 6' 1" (2.84m x 1.85m)

## BATHROOM

## 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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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