

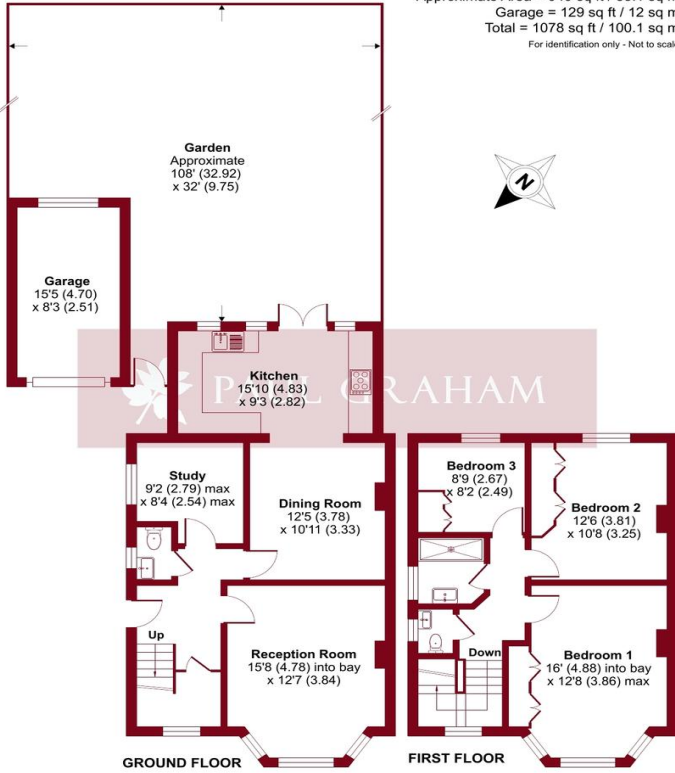


50 Nightingale Road, Carshalton, SM5 2EL | **Guide Price £600,000 Freehold**

A bright and spacious 3 bedroom semi detached family home close to amenities. The property has been extended on the ground floor to provide a flexible open plan kitchen and dining area, a separate reception room, a study and a downstairs wc. Upstairs, there are 3 good sized bedrooms a shower room and a separate wc. Shops, bus routes and open spaces are all close by as are a number of schools and Carshalton station.

## Nightingale Road, Carshalton, SM5

Approximate Area = 949 sq ft / 88.1 sq m  
 Garage = 129 sq ft / 12 sq m  
 Total = 1078 sq ft / 100.1 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). © richrecom 2024. Produced for Paul Graham. REF: 1145648

### ENTRANCE HALL

### DOWNSTAIRS WC

**FRONT RECEPTION ROOM** 15' 8" x 12' 7" (4.78m x 3.84m) Into bay.

**STUDY** 9' 2" x 8' 4" (2.79m x 2.54m) Max

**DINING ROOM** 12' 5" x 10' 11" (3.78m x 3.33m)

**KITCHEN** 15' 10" x 9' 3" (4.83m x 2.82m)

### LANDING

**BEDROOM 1** 16' x 12' 8" (4.88m x 3.86m) Max into bay.

**BEDROOM 2** 12' 6" x 10' 8" (3.81m x 3.25m)

**BEDROOM 3** 8' 9" x 8' 2" (2.67m x 2.49m)

### SHOWER ROOM

### WC

**GARAGE** 15' 58" x 3' (6.05m x 0.91m)

### PARKING FOR SEVERAL VEHICLES

**GARDEN** 108' x 32' (32.92m x 9.75m) Approx



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

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