

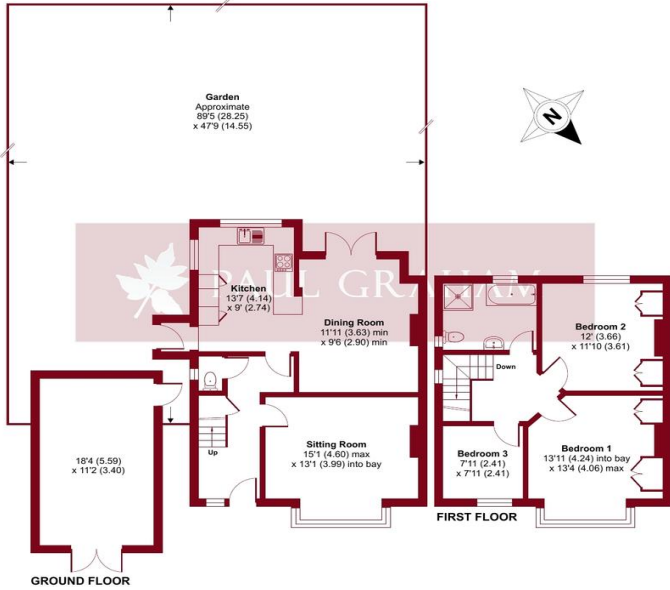


4 Windborough Road, Carshalton, SM5 4QJ | **Guide Price £750,000 Freehold**

A beautifully presented 3 bedroom semi detached house on a wide plot with potential for extension (subject to consents). This spacious home has been improved by the present owners and offers many features including a large Westerly aspect garden, a downstairs wc, open plan living space, a garage and parking for several cars. Shopping parades, bus routes, open space and reputable schools are within walking distance whilst a choice of mainline stations provide access to central London.

Windborough Road, Carshalton, SM5

Approximate Area = 1151 sq ft / 106.9 sq m
 Outbuilding = 205 sq ft / 19 sq m
 Total = 1356 sq ft / 125.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richbecm 2024.
 Produced for Paul Graham. REF: 1146984

ENTRANCE HALL

DOWNSTAIRS WC

SITTING ROOM 15' 1" x 13' 1" (4.6m x 3.99m) Max into bay.

DINING ROOM 11' 11" x 9' 6" (3.63m x 2.9m)

KITCHEN 13' 7" x 9' 0" (4.14m x 2.74m)

LANDING

BEDROOM 1 13' 11" x 13' 4" (4.24m x 4.06m) Max into bay.

BEDROOM 2 12' x 11' 10" (3.66m x 3.61m)

BEDROOM 3 7' 11" x 7' 11" (2.41m x 2.41m)

BATHROOM

GARAGE 18' 4" x 11' 2" (5.59m x 3.4m)

SOUTH WESTERLY ASPECT GARDEN 89' 5" x 47' 9" (27.25m x 14.55m) Approximate.



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		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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