



PAUL GRAHAM

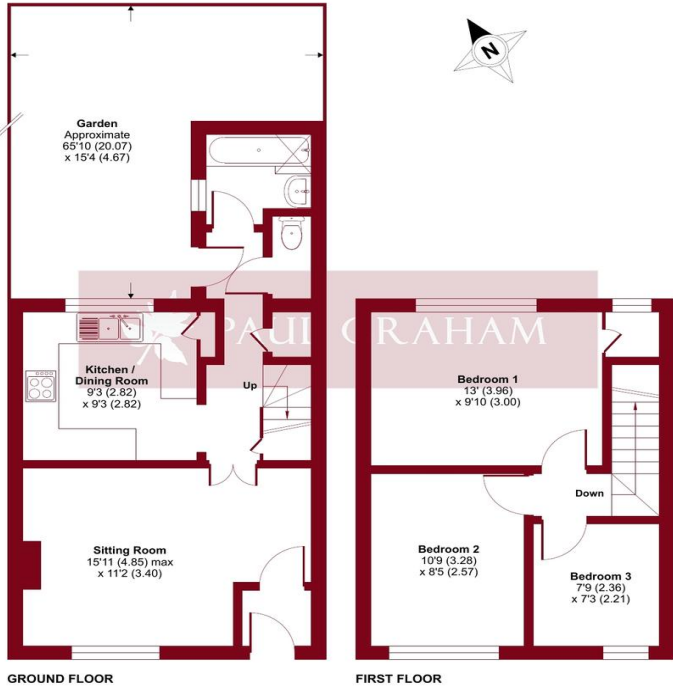


19 Peterborough Road, Carshalton, SM5 1EE | **Guide Price £400,000 Freehold**

A charming 3 bedroom house with a large garden in good condition throughout, ideally situated in a popular residential area for families, close to schools, green spaces, bus routes, shops and transport links.

Peterborough Road, Carshalton, SM5

Approximate Area = 737 sq ft / 68.4 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 15' 11" x 11' 2" (4.85m x 3.4m) Max

KITCHEN/DINING ROOM 9' 3" x 9' 3" (2.82m x 2.82m)

BATHROOM

SEPARATE WC

LANDING

BEDROOM 1 13' x 9' 10" (3.96m x 3m)

BEDROOM 2 10' 9" x 8' 5" (3.28m x 2.57m)

BEDROOM 3 7' 9" x 7' 3" (2.36m x 2.21m)

GARDEN 65' 10" x 15' 4" (20.07m x 4.67m) Approx

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2024. Produced for Paul Graham. REF: 1138630



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	63 D	
39-54	E		
21-38	F		
1-20	G		

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