



9 Tavistock Walk, Carshalton, SM5 1QN | **Guide Price £450,000 Freehold**

A charming three-bedroom extended end of terrace house situated in the highly sought-after residential area of Carshalton. Step inside through the porch to discover a spacious, beautifully extended open-plan living space. The lounge, dining room, and kitchen blend seamlessly, creating an inviting atmosphere perfect for modern family living. Bi-fold doors open to the rear garden, offering an ideal spot for outdoor entertaining. This property also features a small utility room, a well-appointed family bathroom, and three generously sized bedrooms, with the main bedroom boasting an en-suite for added convenience.

Tavistock Walk, Carshalton, SM5

Approximate Area = 858 sq ft / 79.7 sq m
For identification only - Not to scale

PORCH

RECEPTION ROOM 14' 2" x 10' 7" (4.32m x 3.23m)

DINING ROOM 14' 1" x 8' 8" (4.29m x 2.64m)

KITCHEN 17' 9" x 10' 2" (5.41m x 3.1m)

UTILITY ROOM

BATHROOM

GARDEN 27' 9" x 22' 3" (8.46m x 6.78m)

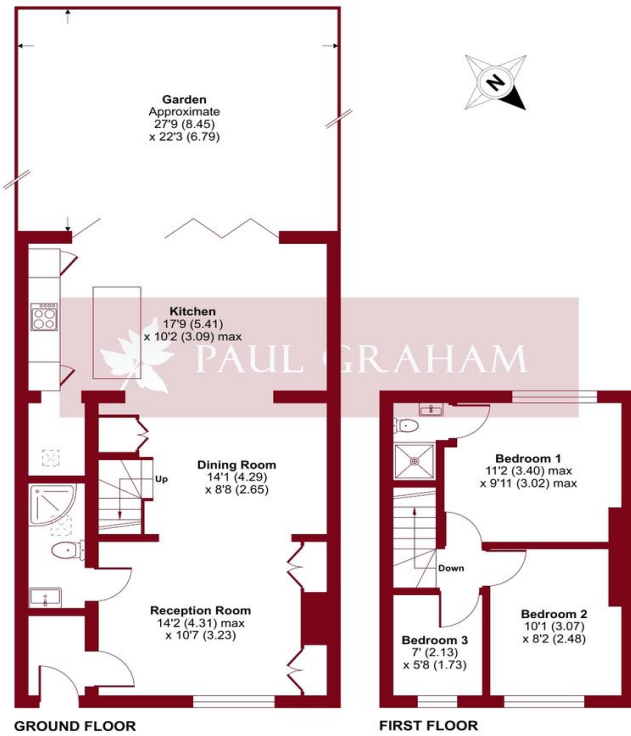
BEDROOM 1 11' 2" x 9' 11" (3.4m x 3.02m)

BEDROOM 2 10' 1" x 8' 2" (3.07m x 2.49m)

BEDROOM 3 7' 0" x 5' 8" (2.13m x 1.73m)

ENSUITE

NO ONWARD CHAIN



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Paul Graham. REF: 1150898



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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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