



PAUL GRAHAM



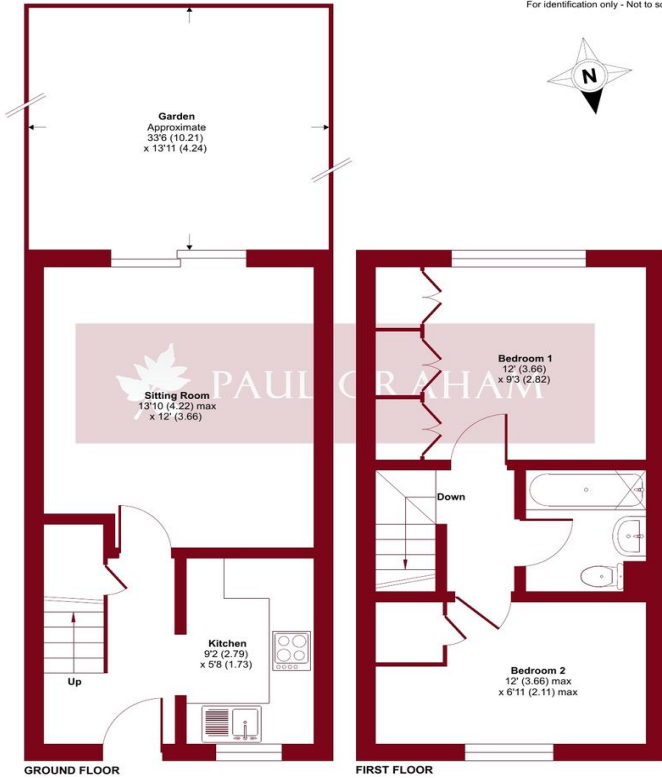
**65 Bakers Gardens, Carshalton, SM5 2SF | Guide Price £415,000 Freehold**

A beautifully presented 2 bedroom home with parking, close to shops, bus routes and schools. Bakers gardens is conveniently located within easy reach of mainline stations and open spaces whilst Sutton town centre offers comprehensive shopping facilities. The property has been well maintained by the present owners and viewing is strongly advised.



## Bakers Gardens, Carshalton, SM5

Approximate Area = 564 sq ft / 52.3 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). Produced for Paul Graham. REF: 1153866. © rics.com 2024.

## ENTRANCE HALL

**KITCHEN** 9' 2" x 5' 8" (2.79m x 1.73m)

**SITTING ROOM** 13' 10" x 12' 0" (4.22m x 3.66m)

**GARDEN** 33' 6" x 13' 11" (10.21m x 4.24m)

## LANDING

**BEDROOM 1** 12' 0" x 9' 3" (3.66m x 2.82m)

**BEDROOM 2** 12' 0" x 6' 11" (3.66m x 2.11m)

## 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		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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