

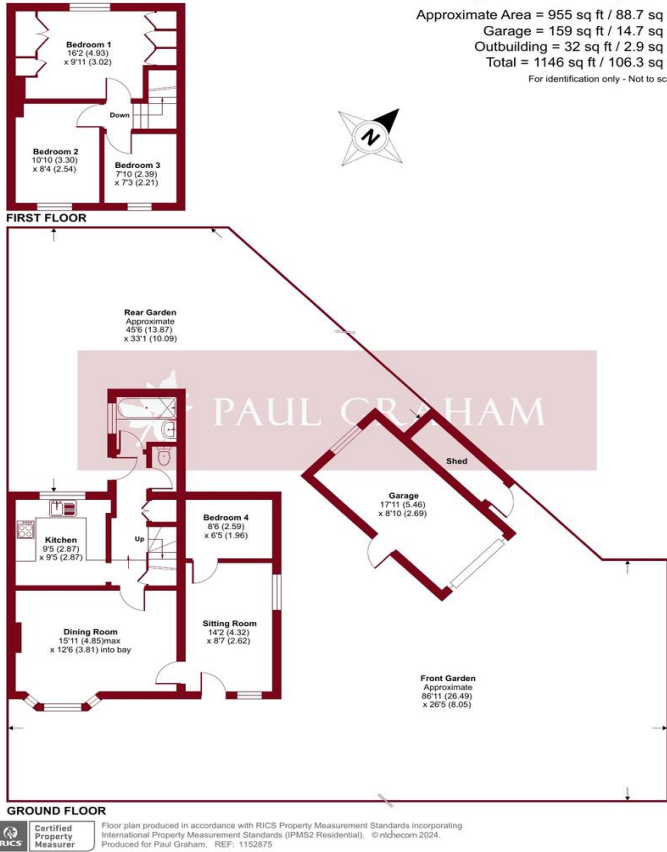


35 Pershore Grove, Carshalton, SM5 1EJ | Guide Price £475,000 Freehold

Occupying an enviable plot, this well-maintained 3/4 bedroom semi-detached house offers immense potential for extension (subject to planning consent). Featuring bright, spacious, and versatile accommodation, the property includes a large reception room, further reception/fourth bedroom, dining room with feature fireplace, separate kitchen, family bathroom, and generous bedrooms. Outside, enjoy gardens to the side and rear, a lengthy driveway, and a detached private garage.

Pershere Grove, Carshalton, SM5

Approximate Area = 955 sq ft / 88.7 sq m
 Garage = 159 sq ft / 14.7 sq m
 Outbuilding = 32 sq ft / 2.9 sq m
 Total = 1146 sq ft / 106.3 sq m
 For identification only - Not to scale



SITTING ROOM 14' 2" x 8' 7" (4.32m x 2.62m)

DINING ROOM 15' 11" x 12' 6" (4.85m x 3.81m)

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m)

BEDROOM 4/STUDY

BATHROOM

WC

BEDROOM 1 16' 2" x 9' 11" (4.93m x 3.02m)

BEDROOM 2 10' 10" x 8' 4" (3.3m x 2.54m)

BEDROOM 3 7' 10" x 7' 3" (2.39m x 2.21m)

GARAGE 17' 11" x 8' 10" (5.46m x 2.69m)

FRONT AND REAR GARDEN

OFF ROAD PARKING

LARGE CORNER PLOT

LARGE EAVES STORAGE & LOFT



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

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