



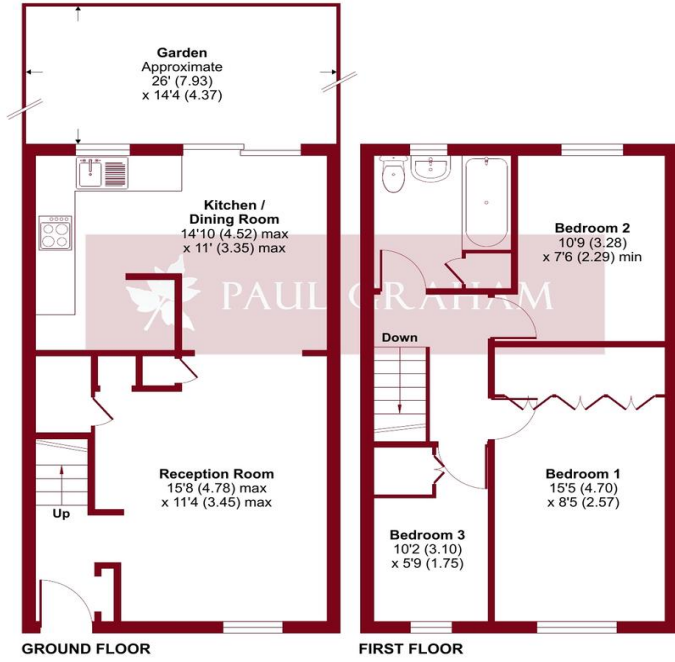
46 Vellum Drive, Carshalton, SM5 2TN | **£475,000 Freehold**

Paul Graham is delighted to offer this stylish three-bedroom mid-terrace home in a sought-after development near the River Wandle. The property features an open-plan ground floor with a large living room, a modern kitchen/dining area, and a west-facing garden. Upstairs, there are two double bedrooms, a single bedroom, and a refitted bathroom. Located near Carshalton Village, it's a short walk to shops, restaurants, Carshalton BR station (with links to London), and excellent local schools. Additional benefits include two allocated parking spaces, gas central heating, and integrated kitchen appliances.



## Vellum Drive, Carshalton, SM5

Approximate Area = 782 sq ft / 72.6 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**RECEPTION ROOM** 15' 8" x 11' 4" (4.78m x 3.45m)

**KITCHEN/DINING ROOM** 14' 10" x 11' 0" (4.52m x 3.35m)

**GARDEN** 26' 0" x 14' 4" (7.92m x 4.37m)

## LANDING

**BEDROOM 1** 15' 5" x 8' 5" (4.7m x 2.57m)

**BEDROOM 2** 10' 9" x 7' 6" (3.28m x 2.29m)

**BEDROOM 3** 10' 2" x 5' 9" (3.1m x 1.75m)

## BATHROOM

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Paul Graham. REF: 1190872



**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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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