



PAUL GRAHAM

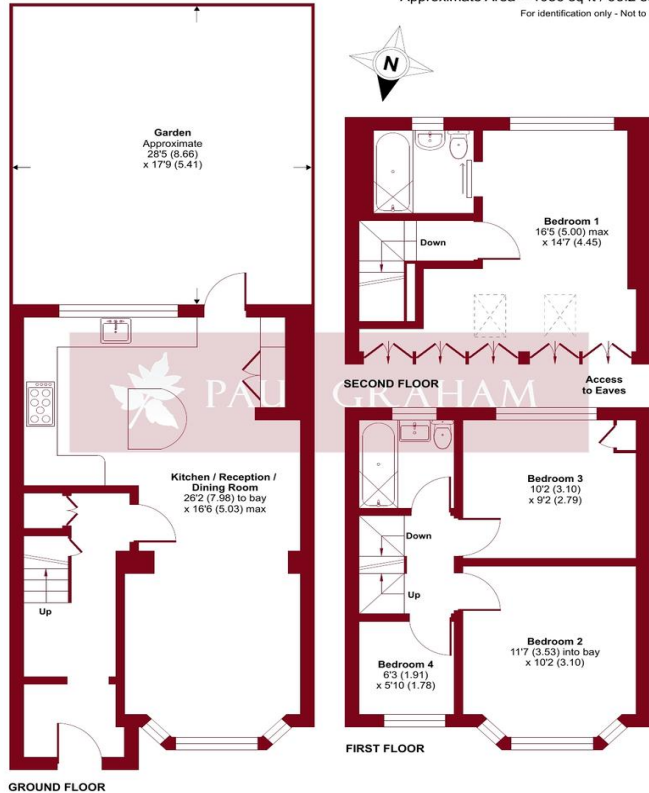


20 Elm Close, Carshalton, SM5 2AG | **Guide Price £500,000 - £530,000 Freehold**

This charming four-bedroom home, presented in excellent condition, offers modern living in a peaceful cul-de-sac setting. The spacious open-plan living area provides a warm, inviting space for relaxation and entertaining, seamlessly flowing into a sleek, modern fitted kitchen. Additional highlights include two well-appointed bathrooms, off-street parking, and a private garden, making it an ideal home for families and professionals alike.

Elm Close, Carshalton, SM5

Approximate Area = 1036 sq ft / 96.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1209090 © nrichcom 2024.

PORCH

ENTRANCE HALL

KITCHEN/RECEPTION 26' 2" x 16' 6" (7.98m x 5.03m)

GARDEN 28' 5" x 17' 9" (8.66m x 5.41m)

LANDING

BEDROOM 2 11' 7" x 10' 2" (3.53m x 3.1m)

BEDROOM 3 10' 2" x 9' 2" (3.1m x 2.79m)

BEDROOM 4 6' 3" x 5' 10" (1.91m x 1.78m)

BATHROOM

BEDROOM 1 16' 5" x 14' 7" (5m x 4.44m)

ENSUITE

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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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