

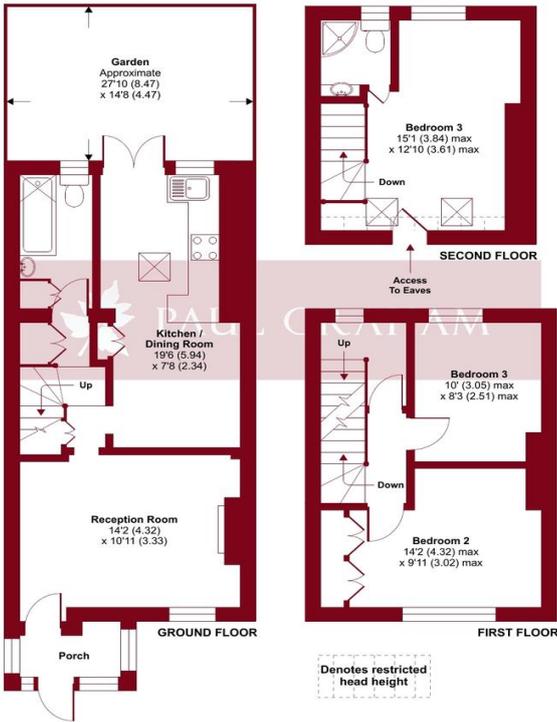


203 Thornton Road, Carshalton, SM5 1NG | **Guide Price £475,000 Freehold**

This beautifully extended three-bedroom terrace house offers spacious and contemporary living in excellent condition throughout. Featuring three double bedrooms, including a master suite with an en-suite, a stylish eat-in kitchen diner, a bright living room, and a modern family bathroom, this home effortlessly combines comfort and functionality. The property further benefits from off-street parking and a secluded south-facing garden, perfect for relaxing or entertaining.

Thornton Road, Carshalton, SM5

Approximate Area = 922 sq ft / 85.7 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Total = 934 sq ft / 86.8 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). © nrdhcom 2024. Produced for Paul Graham. REF: 1216059

PORCH

RECEPTION ROOM 14' 2" x 10' 11" (4.32m x 3.33m)

HALL

KITCHEN/DINING ROOM 19' 6" x 7' 8" (5.94m x 2.34m)

GARDEN 27' 10" x 14' 8" (8.48m x 4.47m)

BATHROOM

CUPBOARD

LANDING

BEDROOM 2 14' 2" x 9' 11" (4.32m x 3.02m)

BEDROOM 3 10' 0" x 8' 3" (3.05m x 2.51m)

BEDROOM 3 15' 1" x 12' 10" (4.6m x 3.91m)

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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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