



PAUL GRAHAM

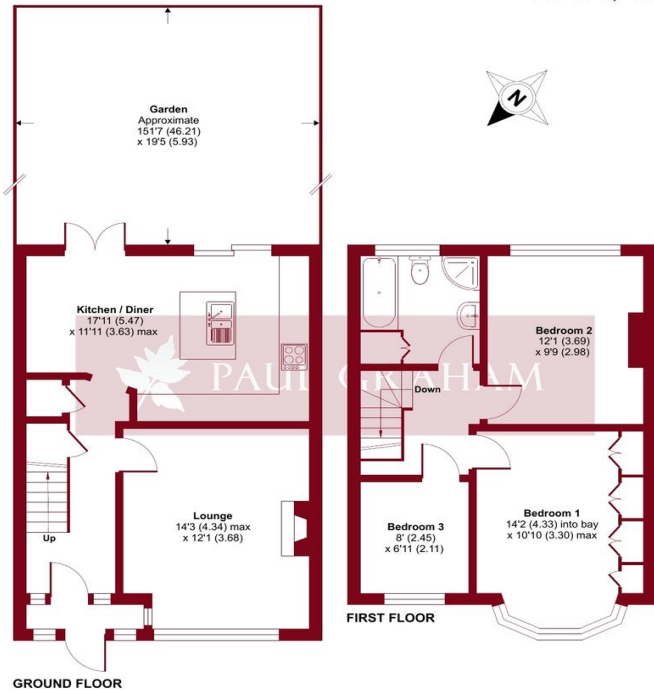


66 Nightingale Road, Carshalton, SM5 2EN | **Guide Price £550,000 Freehold**

This stunning three-bedroom house offers an exceptional living experience with its modern design and immaculate condition. The home features an open-plan kitchen diner with a sleek, contemporary kitchen, perfect for entertaining and family meals. A bright front reception room adds a touch of elegance, while the modern family bathroom ensures comfort and convenience. With potential to extend, this property provides ample opportunity for future enhancements. Additional benefits include off-street parking with an EV charger, catering to modern lifestyle needs.

Nightingale Road, Carshalton, SM5

Approximate Area = 953 sq ft / 88.5 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). © nkhcom 2025. Produced for Paul Graham. REF: 1234438

PORCH

ENTRANCE HALL

LOUNGE 14' 3" x 12' 1" (4.34m x 3.68m)

KITCHEN/DINER 17' 11" x 11' 11" (5.46m x 3.63m)

GARDEN 151' 7" x 19' 5" (46.2m x 5.92m)

LANDING

BEDROOM 1 14' 2" x 10' 10" (4.32m x 3.3m)

BEDROOM 2 12' 1" x 9' 9" (3.68m x 2.97m)

BEDROOM 3 8' 0" x 6' 11" (2.44m x 2.11m)

BATHROOM

OFF ROAD PARKING

EV CHARGER



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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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