

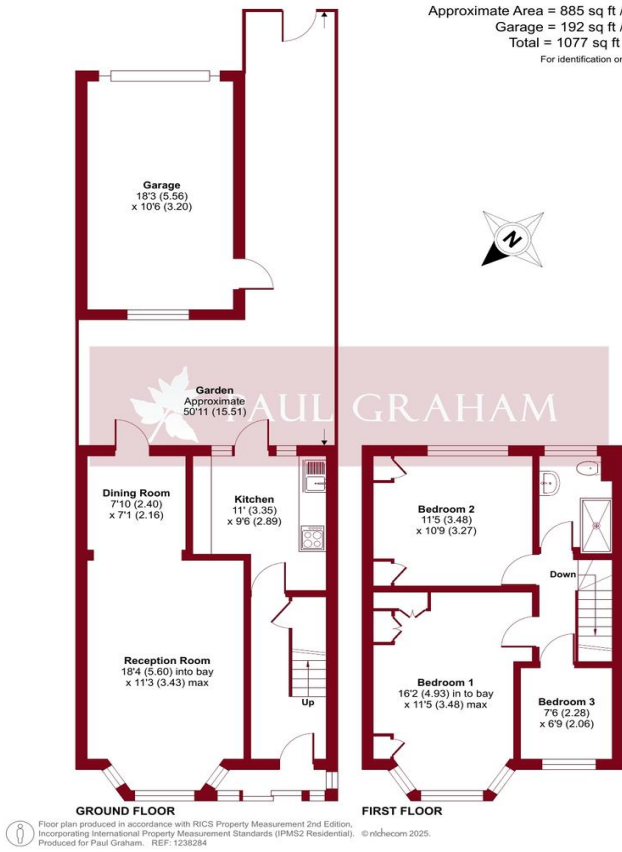


6 The Causeway, Carshalton, SM5 2NF | Guide Price £500,000 - £525,000 Freehold

This charming three-bedroom "Mock Tudor" style house is full of character and offers a wonderful opportunity to create your dream home. With its classic architectural design, the property boasts a private rear garage, front and rear gardens, and comes to market with the added benefit of no onward chain. There is also exciting potential to extend (STPP), making it an ideal choice for growing families or those seeking extra space.

The Causeway, Carshalton, SM5

Approximate Area = 885 sq ft / 82.2 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1077 sq ft / 100 sq m
 For identification only - Not to scale



PORCH

ENTRANCE HALL

RECEPTION ROOM 18' 4" x 11' 3" (5.59m x 3.43m)

DINING ROOM 7' 10" x 7' 1" (2.39m x 2.16m)

KITCHEN 11' 0" x 9' 6" (3.35m x 2.9m)

GARDEN 50' 11" x 15' 51" (15.52m x 5.87m)
 Approx

GARAGE 18' 3" x 10' 6" (5.56m x 3.2m)

LANDING

BEDROOM 1 16' 2" x 11' 5" (4.93m x 3.48m)

BEDROOM 2 11' 5" x 10' 9" (3.48m x 3.28m)

BEDROOM 3 7' 6" x 6' 9" (2.29m x 2.06m)

BATHROOM

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1238284



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

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