



PAUL GRAHAM

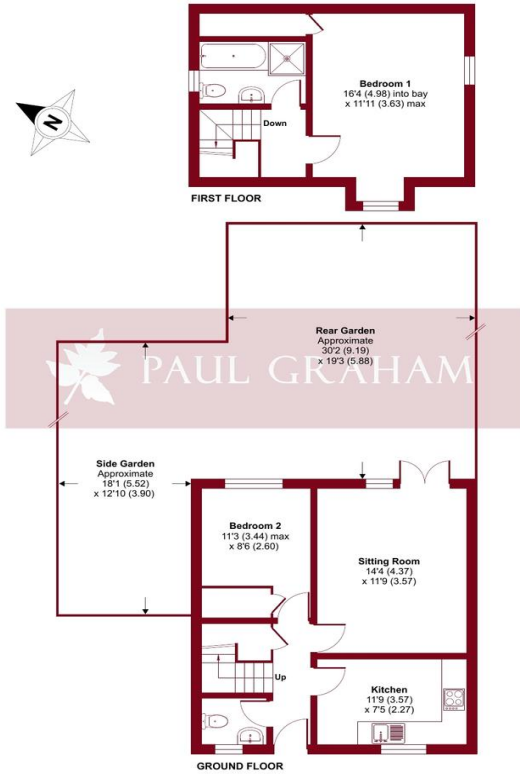


33 Nutfield Close, Carshalton, SM5 2RQ | **£450,000 Freehold**

Tucked away in a quiet side road, this charming two-bedroom semi-detached chalet bungalow offers a warm and versatile layout ideal for downsizers or anyone seeking a comfortable and manageable home. The property features a spacious living room with direct access to a beautifully maintained, secluded rear garden, a fully fitted kitchen/breakfast room, and a separate dining room that can also serve as a second bedroom. A handy downstairs W.C. and turning staircase add to the home's practicality and flow. Upstairs, the large master bedroom enjoys generous proportions and useful eaves storage, served by a modern family bathroom complete with a walk-in shower. A covered front entrance provides shelter, while the property benefits from electric storage & under floor heating throughout and an allocated parking space directly outside the front door. The garden is a particular highlight private, mature, and complete with side access and a potting shed.

Nutfield Close, Carshalton, SM5

Approximate Area = 765 sq ft / 71 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: 1319299

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 11' 9" x 7' 5"
(3.58m x 2.26m)

SITTING ROOM 14' 4" x 11' 9" (4.37m x 3.58m)

BEDROOM 1 16' 4" x 11' 11" (4.98m x 3.63m)

BEDROOM 2 11' 3" x 8' 6" (3.43m x 2.59m)

BATHROOM

WC

GARDEN 30' 2" x 19' 3" (9.19m x 5.87m)

SIDE GARDEN 18' 1" x 12' 10" (5.51m x 3.91m)

ALLOCATED 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		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

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