



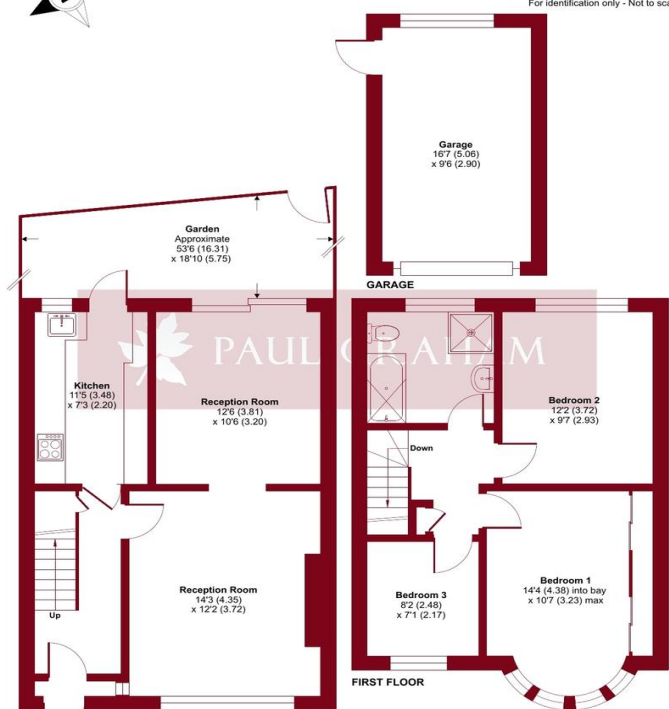
## 82 Nightingale Road, Carshalton, SM5 2EN | **Guide Price £535,000 Freehold**

A bright and well-proportioned three-bedroom mid-terrace home offering off-road parking, a through lounge, garage and an upstairs bathroom. Ideally positioned within a popular Carshalton location close to amenities and green spaces, this property presents an excellent opportunity for families, first-time buyers and upsizers alike.



## Nightingale Road, Carshalton, SM5

Approximate Area = 956 sq ft / 88.8 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 1114 sq ft / 103.4 sq m  
For identification only - Not to scale



## PORCH

## ENTRANCE HALL

**RECEPTION 1** 14' 3" x 12' 2" (4.34m x 3.71m)

**RECEPTION 2** 12' 6" x 10' 6" (3.81m x 3.2m)

**KITCHEN** 11' 5" x 7' 3" (3.48m x 2.21m)

**GARDEN** 53' 6" x 18' 10" (16.31m x 5.74m)

**GARAGE/OUTBUILDING** 16' 7" x 9' 6" (5.05m x 2.9m)

## LANDING

**BEDROOM 1** 14' 4" x 10' 7" (4.37m x 3.23m)

**BEDROOM 2** 12' 2" x 9' 7" (3.71m x 2.92m)

**BEDROOM 3** 8' 2" x 7' 1" (2.49m x 2.16m)

## BATHROOM

## 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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