

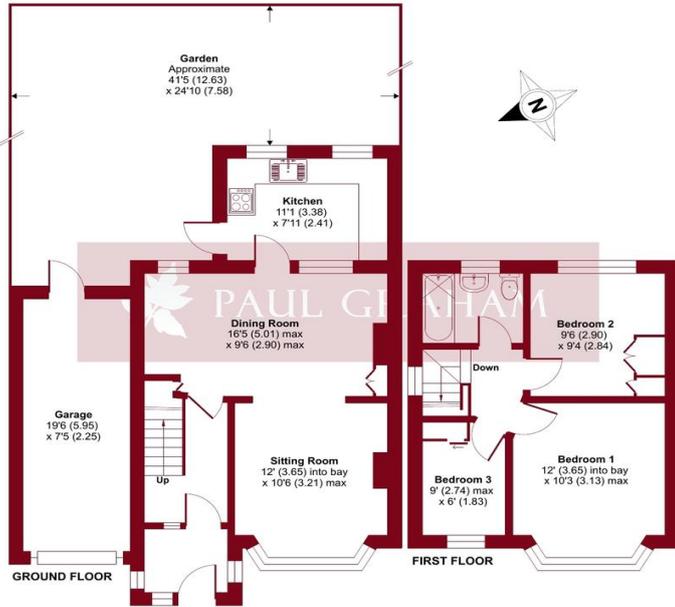


**12 Kingswood Drive, Carshalton, SM5 2BG | Guide Price £500,000 Freehold**

A charming three bedroom semi-detached house offering well-balanced accommodation and excellent potential for extension, subject to the usual consents. The ground floor comprises a welcoming entrance hall, spacious sitting room with bay window, and an open living/dining area to the rear which flows into the kitchen and overlooks the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking, an integral garage and a generous rear garden, making it ideal for growing families or those looking to add value. Offered to the market with no onward chain.

## Kingswood Drive, Carshalton, SM5

Approximate Area = 826 sq ft / 76.7 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 970 sq ft / 90 sq m  
 For identification only - Not to scale



## PORCH

## ENTRANCE HALL

**SITTING ROOM** 12' 0" x 10' 6" (3.66m x 3.2m)

**DINNING ROOM** 16' 5" x 9' 6" (5m x 2.9m)

**KITCHEN** 11' 1" x 7' 11" (3.38m x 2.41m)

**GARDEN** 41' 5" x 24' 10" (12.62m x 7.57m)

**BEDROOM 1** 12' 0" x 10' 3" (3.66m x 3.12m)

**BEDROOM 2** 9' 6" x 9' 4" (2.9m x 2.84m)

**BEDROOM 3** 9' 0" x 6' 0" (2.74m x 1.83m)

## BATHROOM

**GARAGE** 19' 6" x 7' 5" (5.94m x 2.26m)

## OFF ROAD PARKING

## 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: 1404066



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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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