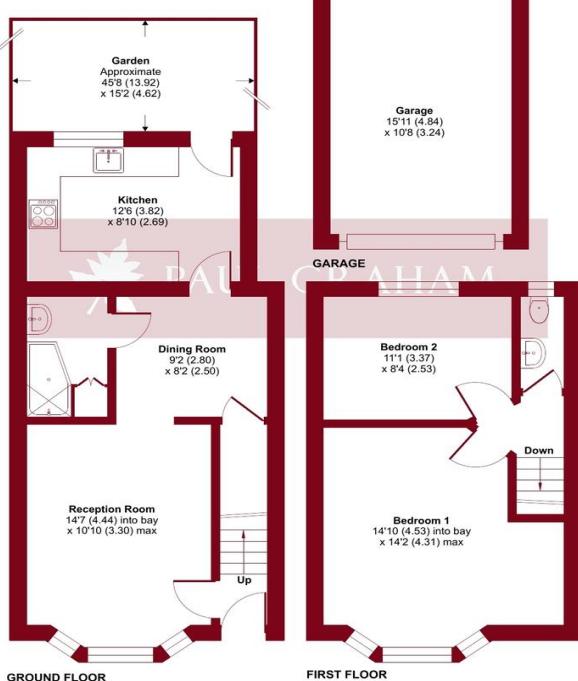




## 97 Arlington Drive, Carshalton, SM5 2EU | Guide Price £425,000 Freehold

A charming two bedroom house, which has been extended to the rear to create a large kitchen and additional dining room, the property offers scope for further development and benefits from a secluded rear garden and garage to the rear. Located in a popular residential area in Carshalton, Arlington Drive is well located for schools and transport links with Hackbridge Station being a short walk away.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1405712



## ENTRANCE HALL

**RECEPTION ROOM** 14' 7" x 10' 10" (4.44m x 3.3m)

**DINING ROOM** 9' 2" x 8' 2" (2.79m x 2.49m)

**KITCHEN** 12' 6" x 8' 10" (3.81m x 2.69m)

## BATHROOM

**GARDEN** 45' 8" x 15' 2" (13.92m x 4.62m)

**GARAGE** 15' 11" x 10' 8" (4.85m x 3.25m)

**BEDROOM 1** 14' 10" x 14' 2" (4.52m x 4.32m)

**BEDROOM 2** 11' 1" x 8' 4" (3.38m x 2.54m)

## WC

## 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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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