

24 Barrow Hedges Way, Carshalton, SM5 3LL  
£775,000



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A rare opportunity to acquire a charming three-bedroom semi-detached home occupying a substantial corner plot in prime Carshalton Beeches, offering exceptional scope to extend to the side and further develop (STPP). Boasting generous room sizes, a large wrap-around garden, detached garage and off-street parking, this property is ideally positioned moments from Carshalton Beeches shopping parade and within walking distance of the train station. Offered to the market with no onward chain, this is an ideal purchase for buyers looking to create a long-term family home.





## ROOMS

### ENTRANCE HALL

**SITTING ROOM** 15' 1" x 12' 5" (4.6m x 3.78m)

**DINING ROOM** 15' 2" x 10' 11" (4.62m x 3.33m)

**KITCHEN** 17' 9" x 7' 3" (5.41m x 2.21m)

**WC**

### LANDING

**BEDROOM 1** 15' 3" x 10' 9" (4.65m x 3.28m)

**BEDROOM 2** 14' 8" x 10' 9" (4.47m x 3.28m)

**BEDROOM 3** 8' 4" x 7' 8" (2.54m x 2.34m)

**BATHROOM**

**WC**

**GARDEN** 74' 11" x 29' 10" (22.83m x 9.09m)

**GARAGE** 15' 3" x 8' 10" (4.65m x 2.69m)

**WORKSHOP** 9' 9" x 5' 0" (2.97m x 1.52m)

**OFF-ROAD PARKING**

**NO ONWARD CHAIN**

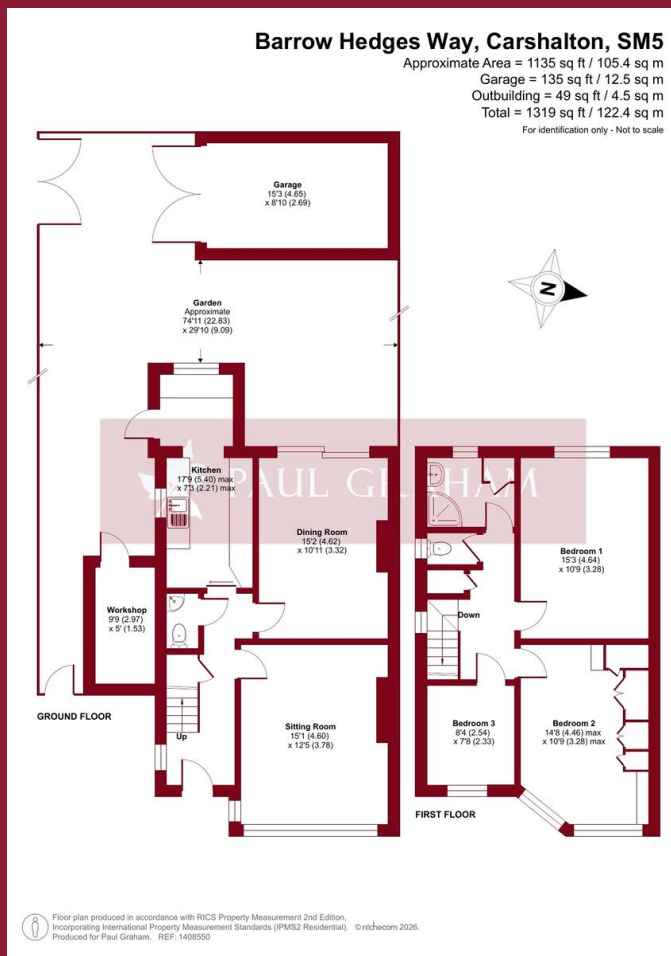
**LARGE OPPORTUNITY TO EXTEND STPP**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**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.

## WALLINGTON

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