

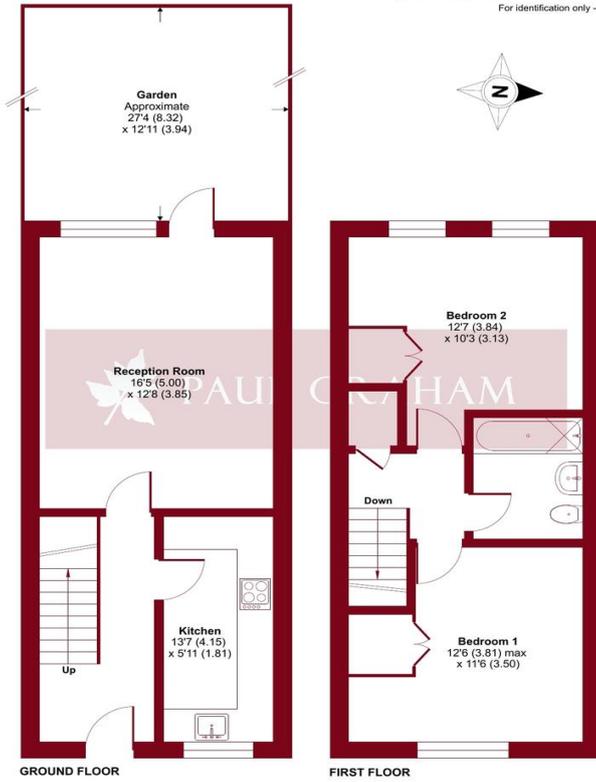


14 Arcadia Close, Carshalton, SM5 2AE | **£425,000 Freehold**

A two-bedroom mid-terrace home situated within a quiet residential cul-de-sac, offering well-proportioned accommodation and excellent potential to update and personalise. The property features a spacious reception room with room to dine, fitted kitchen, family bathroom and an enclosed rear garden. Conveniently located for Carshalton Village, local schools and transport links into London, this property would make an ideal first-time purchase or investment opportunity.

Arcadia Close, Carshalton, SM5

Approximate Area = 770 sq ft / 71.5 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN 13' 7" x 5' 11" (4.14m x 1.8m)

RECEPTION ROOM 16' 5" x 12' 8" (5m x 3.86m)

BEDROOM 1 12' 6" x 11' 6" (3.81m x 3.51m)

BEDROOM 2 12' 7" x 10' 3" (3.84m x 3.12m)

BATHROOM

GARDEN 27' 4" x 12' 11" (8.33m x 3.94m)

OFF-ROAD PARKING

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Paul Graham. REF: 1415972



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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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