



PAUL GRAHAM



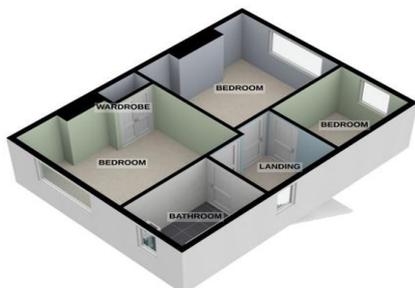
28 Windborough Road, Carshalton, SM5 4QJ | **Guide Price £485,000**

An attractive and well presented 3 bedroom semi detached house located in a popular road. The property is located close to shops, parkland and reputable schools whilst both Carshalton and Carshalton Beeches stations are nearby.

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 14' 4" x 11' 6" (4.37m x 3.51m)

DINING ROOM 17' 3" x 11' 7" (5.26m x 3.53m)

KITCHEN 8' 1" x 7' 1" (2.46m x 2.16m) Extending to 9'3" (2.82m)

LEAN TO/UTILITY

LANDING

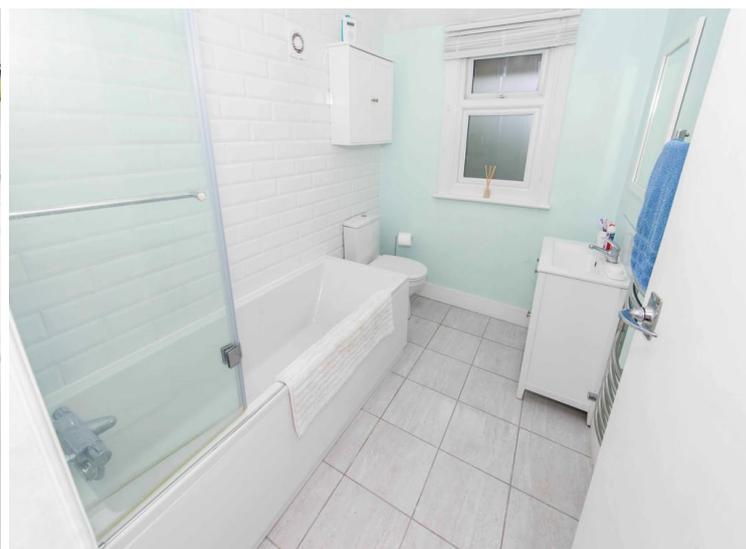
BEDROOM 1 11' 5" x 10' 2" (3.48m x 3.1m)

BEDROOM 2 11' 6" x 11' (3.51m x 3.35m)

BEDROOM 3 7' 8" x 6' 7" (2.34m x 2.01m)

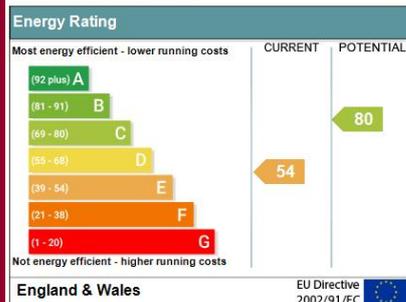
BATHROOM

GARDEN (With side access)



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.

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