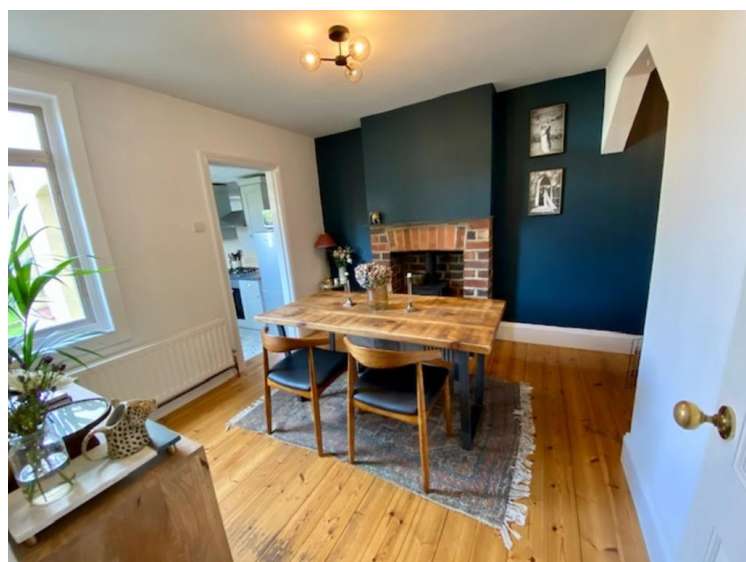


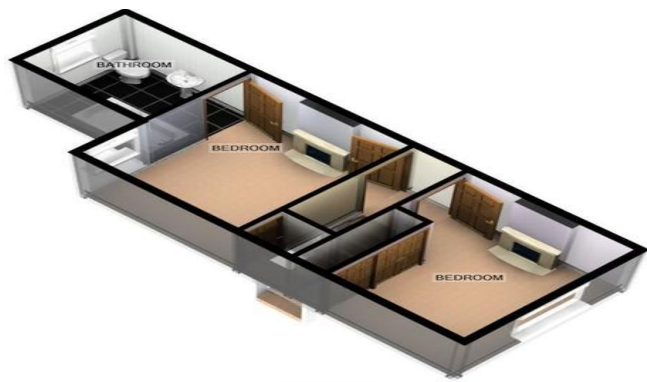


PAUL GRAHAM



4 Rochester Road, Carshalton, SM5 2LB | **Guide Price £420,000**

An attractive 2 bedroom, 2 reception semi detached period cottage. The property has been decorated throughout by the current owners and features include downstairs W/C, low maintenance garden, exposed brickwork, fireplaces, double glazed sash window with bespoke shutters and gas central heating. Located in the heart of Carshalton Village a short walk of Carshalton mainline station the high Street, reputable schools whilst the fantastic Grove Park is a stones throw away.



1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

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 ©2017

ENTRANCE HALL

LIVING ROOM 10' 8" x 9' 9" (3.25m x 2.97m)

DOWNSTAIRS WC

DINING ROOM 10' 8" x 9' 9" (3.25m x 2.97m)

KITCHEN 8' 3" x 6' 8" (2.51m x 2.03m)

LANDING

BEDROOM 1 10' 11" x 10' 9" (3.33m x 3.28m) (REAR)

BATHROOM

BEDROOM 2 10' 9" x 10' (3.28m x 3.05m)

GARDEN



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.

Energy Performance Certificate

HM Government

Rochester Road, CARSHALTON, SM5 2LB

Dwelling type: Semi-detached house
Date of assessment: 29 May 2014
Date of certificate: 29 May 2014
Reference number: 0406-2891-7754-9924-8225
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,400
Over 3 years you could save	£ 945

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 123 over 3 years	
Heating	£ 1,920 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 297 over 3 years	£ 183 over 3 years	
Totals	£ 2,400	£ 1,455	You could save £ 945 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential	The graph shows the current energy efficiency of your home.
A	88	The higher the rating the lower your fuel bills are likely to be.
B		The potential rating shows the effect of undertaking the recommendations on page 3.
C		

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