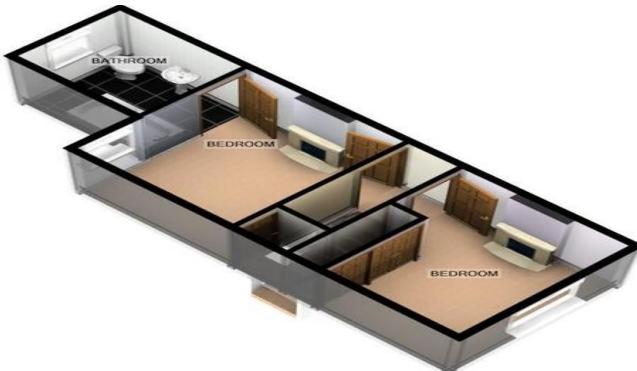




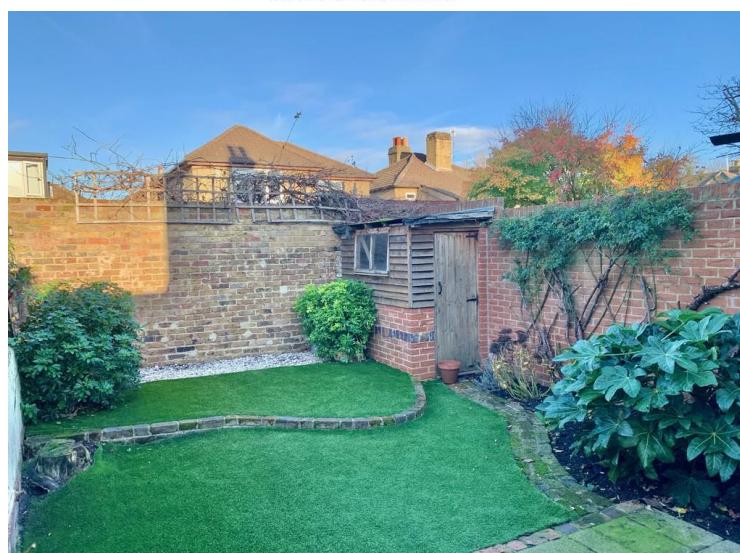
4 Rochester Road, Carshalton, SM5 2LB | Guide Price £420,000

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.



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)

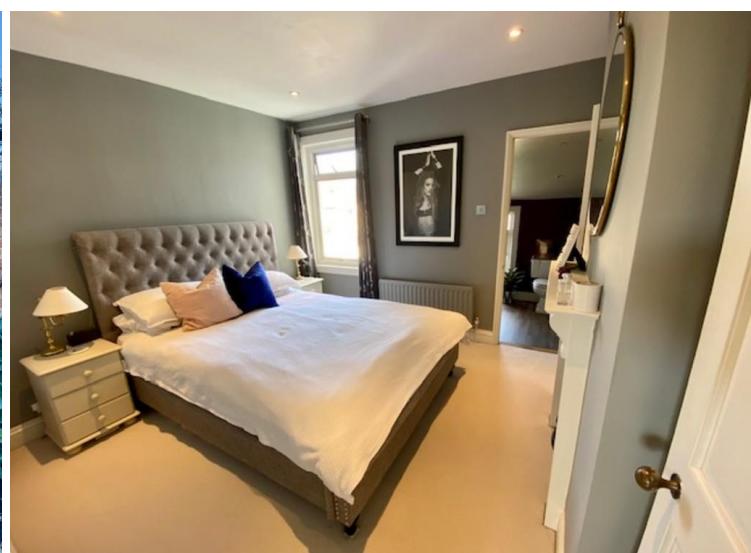
LANDING

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

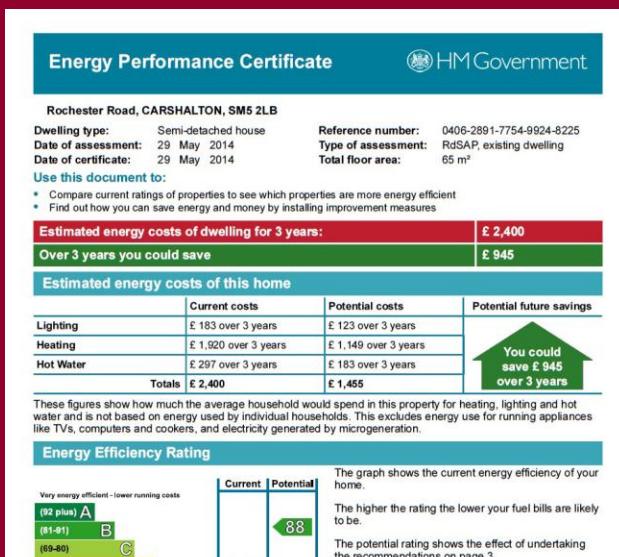
BATHROOM

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.



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