

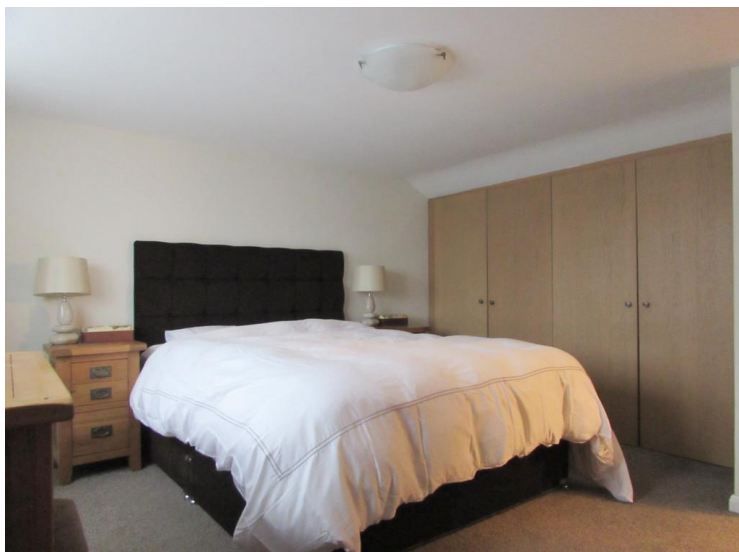


PAUL GRAHAM



40 Cambridge Road, Carshalton, SM5 3QS | Guide Price £620,000

A well presented and extended 4 bedroom family home located close to shops, mainline stations, parkland and reputable schools. The property has been extended and improved by the present owners. Features include loft extension with shower ensuite, large room sizes throughout, gas central heating, double glazing, study area, downstairs W/C, modernised kitchen/breakfast area and off road parking.



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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

LIVING ROOM 13' 3" x 11' 2" (4.04m x 3.4m)

DINING ROOM 15' 5" x 11' 7" (4.7m x 3.53m)

KITCHEN 18' 9" x 14' 2" (5.72m x 4.32m) L Shape

DOWNSTAIRS WC

STUDY/CLOAK ROOM 9' 10" x 6' 2" (3m x 1.88m)

LANDING

BEDROOM 1 15' 9" x 10' 7" (4.8m x 3.23m)

BEDROOM 2 13' 5" x 10' 5" (4.09m x 3.18m)

BEDROOM 3 10' 1" x 6' 10" (3.07m x 2.08m)

BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m)

STAIRS

LOFT ROOM 18' 4" x 11' 9" (5.59m x 3.58m)

ENSUITE 10' 0" x 3' 9" (3.05m x 1.14m)

GARDEN 88' x 25' (26.82m x 7.62m)

OFF ROAD PARKING

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk