



29 Welhouse Road, Carshalton, SM5 1RS | Guide Price £475,000

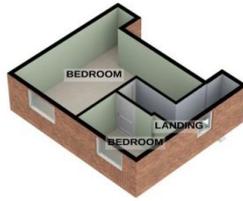
A truly stunning and beautifully presented 4 bedroom end of terrace house which has been extended and modernised by the current owners to a high standard throughout. Located within walking distance of shops, reputable schools and bus routes. The property features include a large rear extension creating space for a fully integrated kitchen/sitting area with island and bifold doors, downstairs wet room with W/C, modern upstairs family bathroom, additional shower wet room in the main bedroom, loft conversion adding two additional rooms, good size



GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.

TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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 © 2021

LIVING ROOM 17' 6" x 12' 1" (5.33m x 3.68m)

DINING AREA 11' 7" x 7' 8" (3.53m x 2.34m)

WET ROOM 5' 6" x 5' 6" (1.68m x 1.68m)

UTILITY ROOM

KITCHEN 16' 10" x 13' 2" (5.13m x 4.01m)

LANDING

BEDROOM 1 11' 1" x 8' 10" (3.38m x 2.69m)

WET ROOM AREA 5' 1" x 4' 3" (1.55m x 1.3m)

BEDROOM 2 10' 7" x 8' 9" (3.23m x 2.67m)

BATHROOM 7' 6" x 7' 0" (2.29m x 2.13m)

LANDING

BEDROOM 3 12' 2" x 8' 8" (3.71m x 2.64m)

BEDROOM 4 8' 11" x 6' 3" (2.72m x 1.91m)

GARDEN 38' (11.58m)

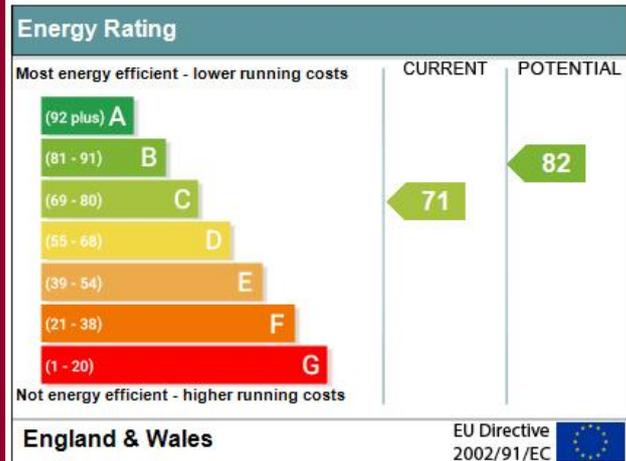
OUTBUILDING

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.

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