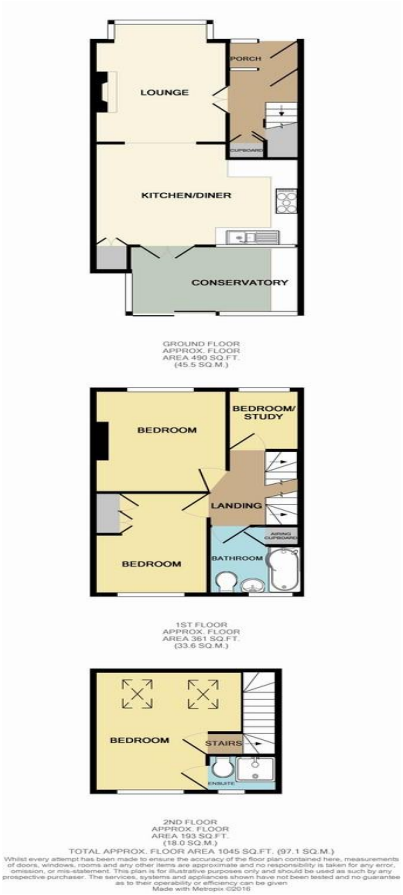






19 Wallace Crescent, Carshalton, SM5 3SU | **Guide Price £575,000 Freehold**

A well presented 4 bedroom semi detached house in the heart of Carshalton Village. The property has been improved by the present owners and features include a conservatory, en-suite shower room, a spacious kitchen/diner and a pretty rear garden. Shops, bus routes, parks and both Carshalton and Carshalton Beeches Mainline stations are all a short walk away.



ENTRANCE HALL

LOUNGE 14' 7" x 9' 9" (4.44m x 2.97m)

KITCHEN/DINER 15' 3" x 12' (4.65m x 3.66m)

CONSERVATORY 12' x 7' 8" (3.66m x 2.34m)

1ST FLOOR

BEDROOM 2 11' 9" x 9' 9" (3.58m x 2.97m)

BEDROOM 3 12' x 8' 3" (3.66m x 2.51m)

BEDROOM 4 7' x 5' (2.13m x 1.52m)

FAMILY BATHROOM

2ND FLOOR

MASTER BEDROOM 14' 2" x 10' (4.32m x 3.05m) extending to 12'3 (3.66m)

EN SUITE SHOWER ROOM

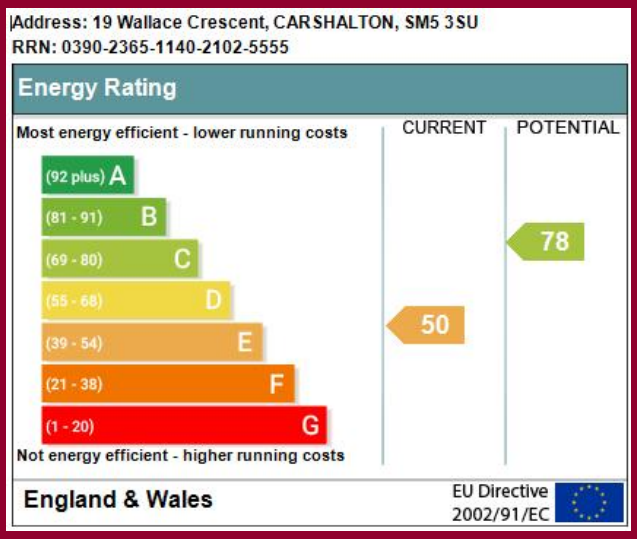
GARDEN

PERMIT 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.



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