26 Anglesey Gardens, Carshalton, SM5 3JE
Auction Guide Price £475,000 Freehold



PAUL GRAHAM
WWW.PAULGRAHAM.CO.UK



DESCRIPTION

An attractive two/three bedroom chalet-style house, situated on the highly regarded Anglesey Gardens in Carshalton Beeches. The property offers spacious and versatile accommodation, having originally been arranged as a three bedroom home, with the option to reinstate the ground floor bedroom or create a separate study. Further benefits include two reception areas, a conservatory, off street parking and an impressive rear garden extending approximately 95ft. Presented in good decorative order throughout, the property also offers tremendous potential to extend and further develop (STPP), making it an exciting opportunity for buyers looking to create their ideal family home.





ROOMS

ENTRANCE HALL

SITTING ROOM 20' 10" x 16' 1" (6.35m x 4.9m)

DINING ROOM 14' 3" x 11' 11" (4.34m x 3.63m)

CONSERVATORY 10' 11" x 9' 0" (3.33m x 2.74m)

KITCHEN 10' 4" x 10' 2" (3.15m x 3.1m)

BATHROOM

BEDROOM 1 18' 2" x 12' 10" (5.54m x 3.91m)

BEDROOM 2 15' 0" x 12' 5" (4.57m x 3.78m)

JACK & JILL WC

GARDEN 95' 7" x 30' 6" (29.13m x 9.3m)

SHED 14' 3" x 8' 5" (4.34m x 2.57m)

OFF ROAD PARKING

NO ONWARD CHAIN

FOR SALE BY MODERN AUCTION – T & C'S APPLY The Modern Method of Auction / Subject to Reserve Price / Buyers Fees Apply



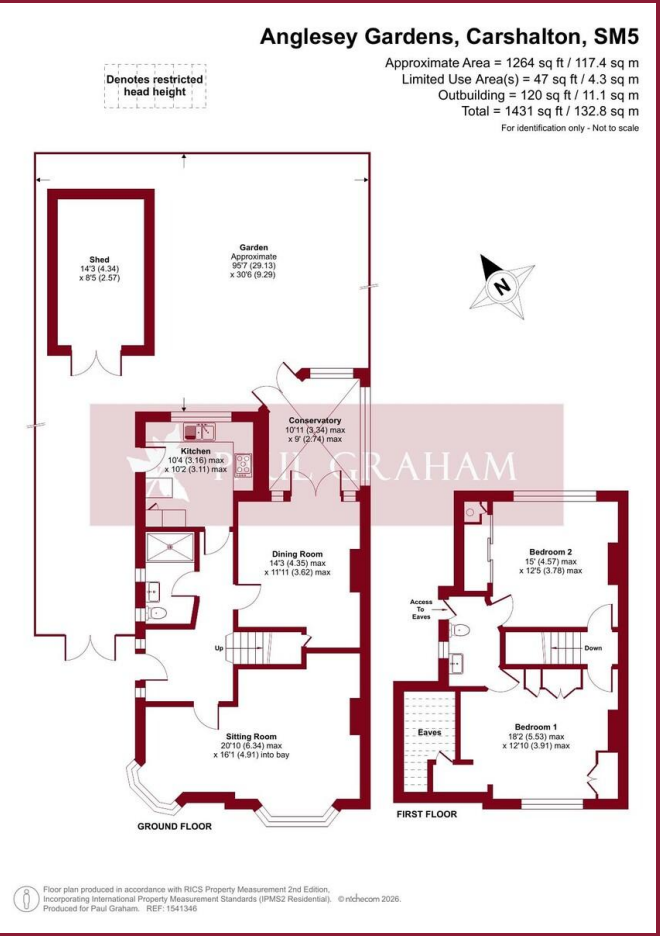


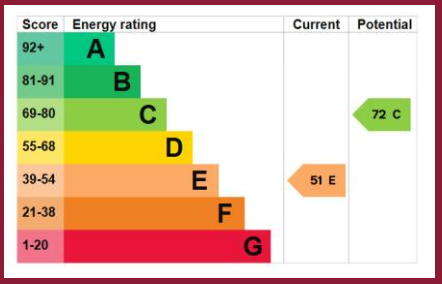


PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN





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.

WALLINGTON

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

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk