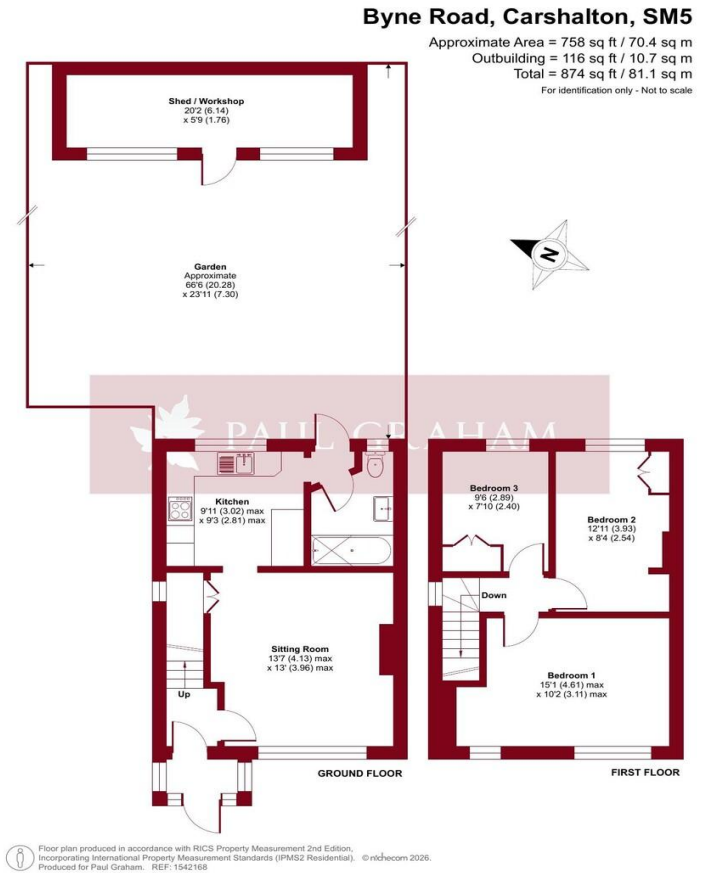






28 Byne Road, Carshalton, SM5 2SH | **Guide Price £425,000 Freehold**

£425,000 - £450,000 Guide Price. A three-bedroom end-of-terrace house located on a quiet residential road within walking distance of Carshalton station and many good local schools, ideal for families and first-time buyers. The property is in good decorative condition and offers a lot of potential to develop further, like neighbouring properties (STPP)



ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM 13' 7" x 13' 0" (4.14m x 3.96m)

KITCHEN 9' 11" x 9' 3" (3.02m x 2.82m)

INNER HALL

BATHROOM

FIRST FLOOR LANDING

BEDROOM 1 15' 11" x 10' 2" (4.85m x 3.1m)

BEDROOM 2 12' 11" x 8' 4" (3.94m x 2.54m)

BEDROOM 3 9' 6" x 7' 10" (2.9m x 2.39m)

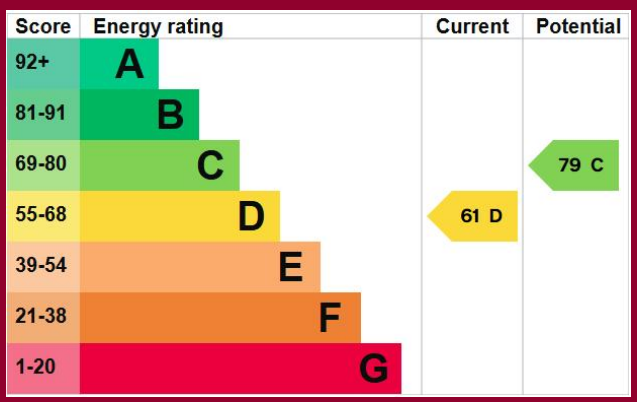
GARDEN 66' 6" x 23' 11" (20.27m x 7.29m) Approx

WORKSHOP 20' 2" x 5' 9" (6.15m x 1.75m)





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