





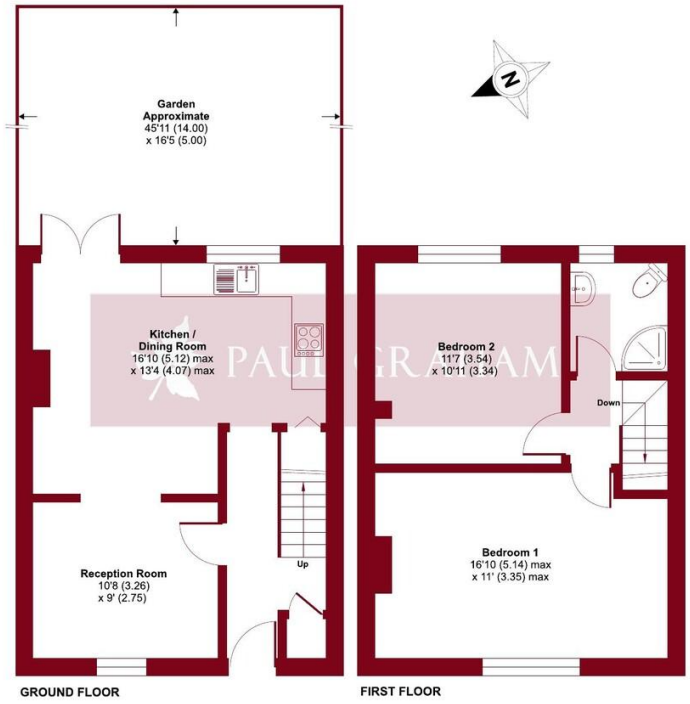
232 Thornton Road, Carshalton, SM5 1NF | **Guide Price £425,000 Freehold**

A charming two bedroom house, presented in excellent condition throughout and boasting an impressive EPC rating of A (93/93). The property offers a spacious kitchen/dining room, separate reception room, two generous bedrooms and an upstairs bathroom. Further benefits include a spacious rear garden, off street parking with an EV charging point, solar panels and potential to extend (STPP). Ideally located within easy reach of excellent local schools, transport links and amenities, this wonderful home is an ideal purchase for first time buyers,

Thornton Road, Carshalton, SM5

Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 10' 8" x 9' 0" (3.25m x 2.74m)

KITCHEN/DINING ROOM 16' 10" x 13' 4" (5.13m x 4.06m)

GARDEN 45' 11" x 16' 5" (14m x 5m)

LANDING

BEDROOM 1 16' 10" x 11' 0" (5.13m x 3.35m)

BEDROOM 2 11' 7" x 10' 11" (3.53m x 3.33m)

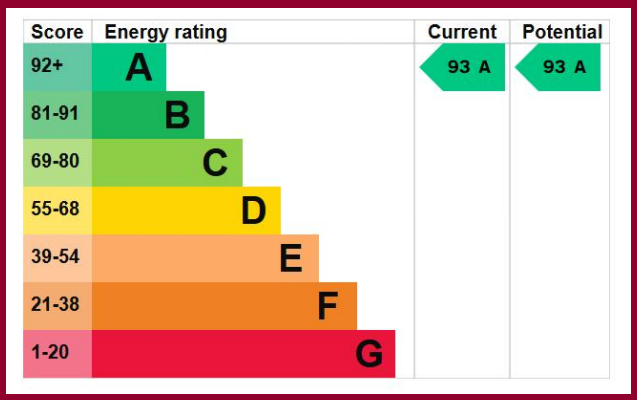
BATHROOM

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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