

Casa Bianca, 3 Mount Way, Carshalton, SM5 4PU



PAUL GRAHAM

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DESCRIPTION

A bright and spacious 4/5 bedroom detached family home located in a private road. The property is planned over 2 floors, offers flexible accommodation and is convenient for reputable schools, both Wallington and Carshalton town centres and easy access to M23/25 Motorways. Features include a pretty garden, utility room, a study, integral garage and parking.



ROOMS

ENTRANCE HALL

SHOWER ROOM

LOUNGE 17' 5" x 12' 7" (5.31m x 3.84m)

FAMILY ROOM 12' 6" x 8' 10" (3.81m x 2.69m)

STUDY/BEDROOM 5 12' 8" x 10' (3.86m x 3.05m)

KITCHEN/BREAKFAST ROOM 19' 2" x 9' 2"
(5.84m x 2.79m)

UTILITY ROOM 10' 9" x 6' 3" (3.28m x 1.91m)

FIRST FLOOR LANDING

BEDROOM 1 19' x 12' 6" (5.79m x 3.81m)

BEDROOM 2 13' 11" x 9' 10" (4.24m x 3m)

BEDROOM 3 12' 5" x 9' 5" (3.78m x 2.87m)

EN SUITE DRESSING ROOM 6' 4" x 5' 1" (1.93m
x 1.55m)

BEDROOM 4 10' x 9' 7" (3.05m x 2.92m)

BATHROOM

GARDEN 100' (30.48m) Approx

INTEGRAL GARAGE 16' 10" x 10' 10" (5.13m x
3.3m)

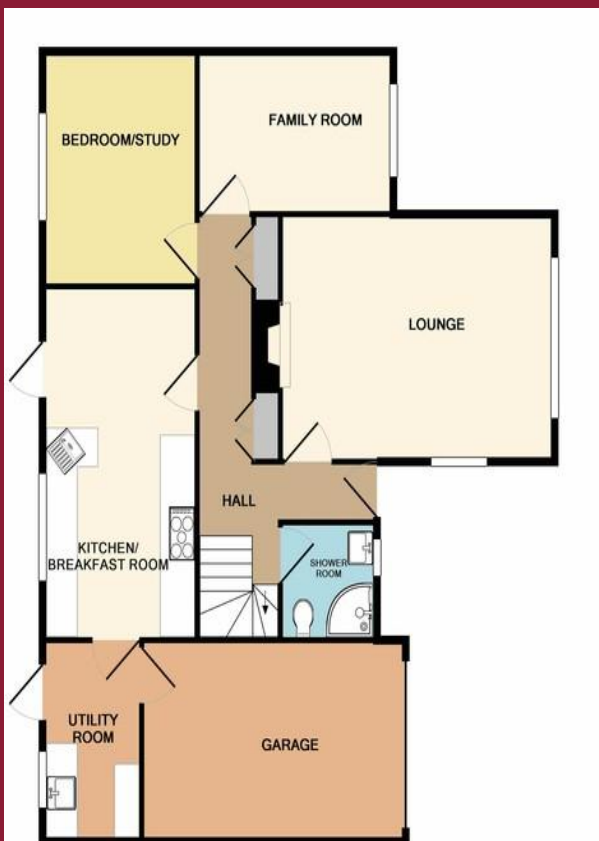
PARKING TO FRONT



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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1994 SQ.FT.
(101.6 SQ.M.)

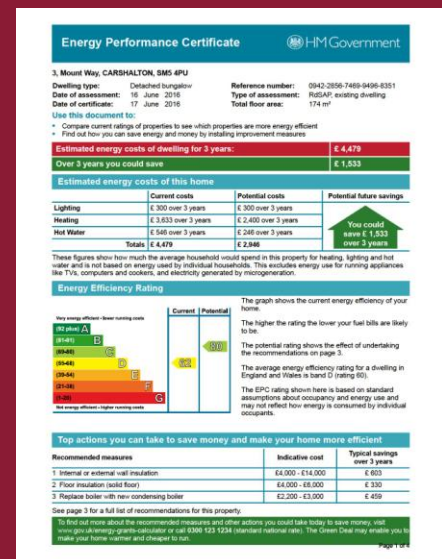


1ST FLOOR
APPROX. FLOOR
AREA 798 SQ.FT.
(74.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1892 SQ.FT. (175.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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