



PAUL GRAHAM



6 Errington Manor , Denmark Road, Carshalton, SM5 2JF | **£465,000**

A rare and secluded 2 bedroom detached bungalow located close to Carshalton Station, bus routes and local amenities. The property features two double bedrooms, living room, conservatory, gas central heating, family bathroom, additional separate W/C, good size front and rear garden, off road parking and double garage for extra parking or simply used as storage. The property is offered with no onward chain.



TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 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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ENTRANCE HALL

CLOAKROOM

LIVING ROOM 15' 8" x 11' 8" (4.78m x 3.56m)

CONSERVATORY 14' 8" x 7' 7" (4.47m x 2.31m)

KITCHEN 12' 6" x 7' 7" (3.81m x 2.31m)

SEPARATE WC 5' 2" x 3' 2" (1.57m x 0.97m)

BEDROOM 1 11' 10" x 11' 8" (3.61m x 3.56m)

BEDROOM 2 11' 2" x 8' 9" (3.4m x 2.67m)

FAMILY BATHROOM 11' 10" x 11' 8" (3.61m x 3.56m)

REAR GARDEN 41' (12.5m)

DOUBLE GARAGE 16' 8" x 15' 1" (5.08m x 4.6m)

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.

Energy Performance Certificate HM Government

Erington Manor, Denmark Road, CARSHALTON, SM5 3JF

Dwelling type: Detached bungalow Reference number: 8318 7026 6729 6163 5022
 Date of assessment: 27 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 November 2018 Total floor area: 70 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,541
Over 3 years you could save:	£ 485

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 156 over 3 years	You could save £ 865 over 3 years
Heating	£ 1,812 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 474 over 3 years	£ 225 over 3 years	
Totals	£ 2,541	£ 1,686	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 275 mm	£ 100 - £350	£ 78
2 Cavity wall insulation	£500 - £1,500	£ 204
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 186

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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