



41 Denmark Road, Carshalton, SM5 2JE | **Guide Price £550,000 - £570,000 Freehold**

A rarely available three-bedroom semi-detached house offering spacious accommodation extending to approximately 1,152 sq ft (107 sq m) and available with no onward chain. The property features an open-plan reception/dining room, modern kitchen, double glazing and gas central heating. Externally, there is off-road parking, noting the driveway includes a right of access for the adjoining bungalow (not included in the sale) with an allocated parking space at the front left, while the remainder serves the property, along with a low-maintenance south-facing garden. Ideally located on a popular road moments from Carshalton station and within easy reach of well-regarded schools.

Denmark Road, Carshalton, SM5

Approximate Area = 1152 sq ft / 107 sq m
For identification only - Not to scale

ENTRANCE HALL

RECEPTION ROOM 15' 0" x 12' 2" (4.57m x 3.71m)

DINING ROOM 13' 5" x 11' 7" (4.09m x 3.53m)

KITCHEN 9' 11" x 8' 2" (3.02m x 2.49m)

GARDEN 53' 0" x 19' 5" (16.15m x 5.92m)

BEDROOM 1 15' 5" x 12' 8" (4.7m x 3.86m)

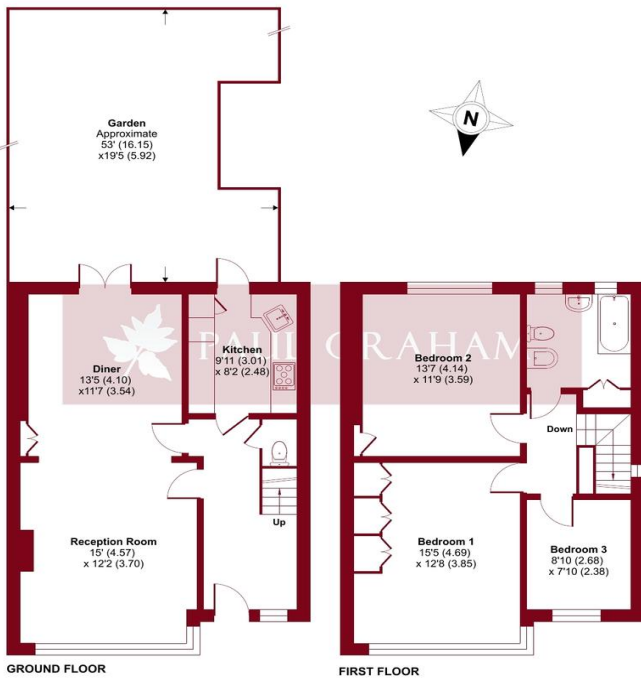
BEDROOM 2 13' 7" x 11' 9" (4.14m x 3.58m)

BEDROOM 3 8' 10" x 7' 10" (2.69m x 2.39m)

BATHROOM

OFF-ROAD PARKING (With Right of access for 41a Denmark Road, the adjoining bungalow and an allocated parking space to the front left of the drive for the bungalow)

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1406168. © richcom 2020.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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