

36 Wallace Crescent, Carshalton, SM5 3SX
Guide Price £800,000 - £825,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Rarely available and full of character, this attractive four-bedroom detached period home is set on a peaceful and sought-after road in the heart of Carshalton Village. Blending traditional charm with contemporary touches, the property is beautifully presented throughout and offers versatile living space ideal for families or entertaining. Features include two spacious reception rooms with log burners, a stylish modern kitchen with bi-fold doors opening to the garden, a ground floor WC, and a master bedroom with en-suite. There is also a modern family bathroom upstairs, off-road parking for two cars, double glazing, and gas central heating. Offered to the market with no onward chain. This charming home enjoys an enviable location just moments from the picturesque Carshalton Ponds and Grove Park, and is ideally placed for access to both Carshalton and Carshalton Beeches stations. The area is well served by an array of local shops, cafés, and leisure facilities, as well as a number of highly regarded schools, making it a perfect choice for families. With excellent transport links and a strong community feel, Carshalton Village remains one of South London's most desirable places to live.



ROOMS

ENTRANCE HALL

SITTING ROOM 14' 4" x 12' 1" (4.37m x 3.68m)

DINING ROOM 12' 0" x 11' 9" (3.66m x 3.58m)

KITCHEN 14' 8" x 7' 8" (4.47m x 2.34m)

FAMILY ROOM 13' 5" x 12' (4.09m x 3.66m)

WC

LANDING

BEDROOM 1 12' 2" x 12' 2" (3.71m x 3.71m)

ENSUITE 6' 4" x 2' 10" (1.93m x 0.86m)

BEDROOM 2 12' 2" x 12' 1" (3.71m x 3.68m)

BEDROOM 3 11' 1" x 10' 10" (3.38m x 3.3m)

BEDROOM 4 8' 10" x 7' 9" (2.69m x 2.36m)

BATHROOM 13' 3" x 6' 3" (4.04m x 1.91m)

GARDEN

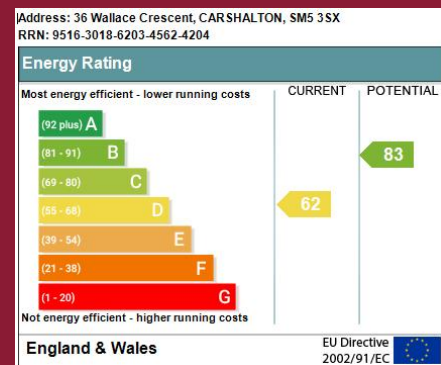
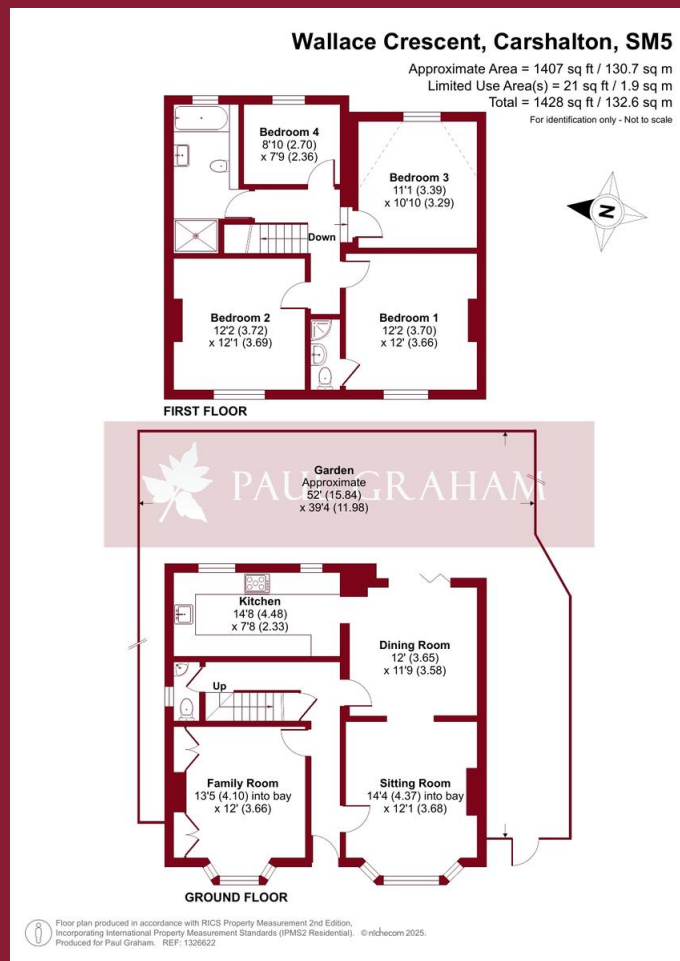
OFF ROAD PARKING



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FLOOR PLAN



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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