

79 Carshalton Grove, Sutton, SM1 4NB  
£650,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This attractive three-bedroom semi-detached period home is beautifully presented throughout, combining character features with modern finishes. The ground floor offers a bright bay-fronted sitting room, a spacious dining room, and a contemporary kitchen that opens to the landscaped west-facing garden, complete with a versatile garden room. A ground-floor WC adds convenience, while upstairs the accommodation includes three well-proportioned bedrooms. The principal bedroom boasts a stylish en-suite shower room, with the further bedrooms served by a modern family bathroom. A driveway for two cars and a large loft with scope to extend, along with potential for side and rear development (STPP), make this an ideal long-term family home.





## ROOMS

### ENTRANCE HALL

**SITTING ROOM** 13' 7" x 11' 9" (4.14m x 3.58m)

**DINING ROOM** 15' 8" x 11' 11" (4.78m x 3.63m)

**KITCHEN** 13' 4" x 9' 11" (4.06m x 3.02m)

### WC

**GARDEN** 83' 2" x 19' 2" (25.35m x 5.84m)

**GARDEN ROOM** 8' 6" x 4' 9" (2.59m x 1.45m)

**BEDROOM 1** 15' 6" x 12' 0" (4.72m x 3.66m)

### ENSUITE

**BEDROOM 2** 12' 6" x 11' 11" (3.81m x 3.63m)

**BEDROOM 3** 9' 11" x 9' 1" (3.02m x 2.77m)

### BATHROOM

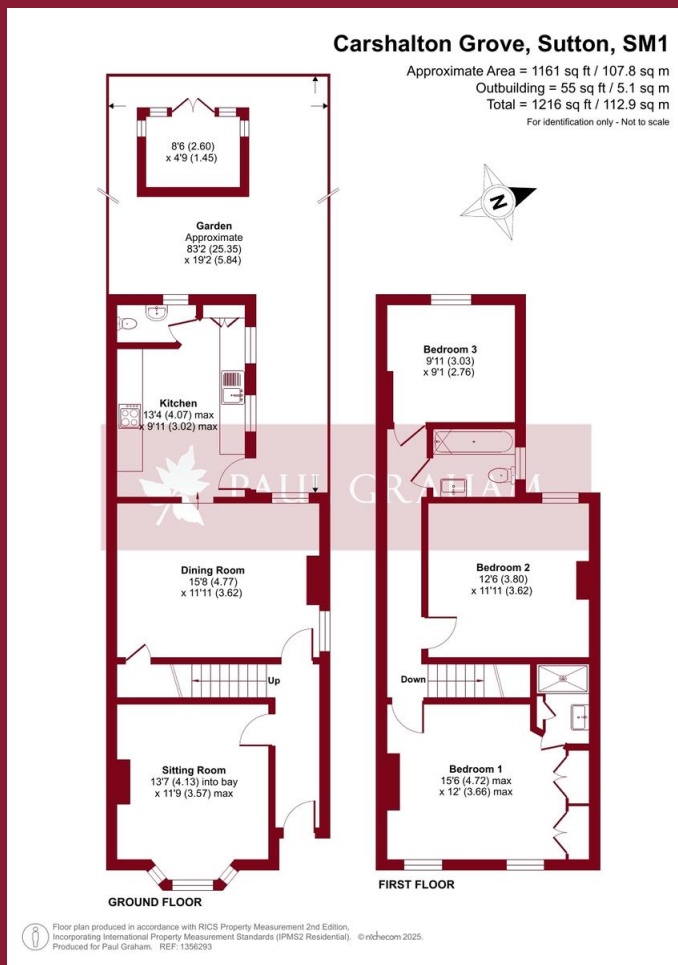
### OFF-ROAD PARKING



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.

## WALLINGTON

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