



PAUL GRAHAM

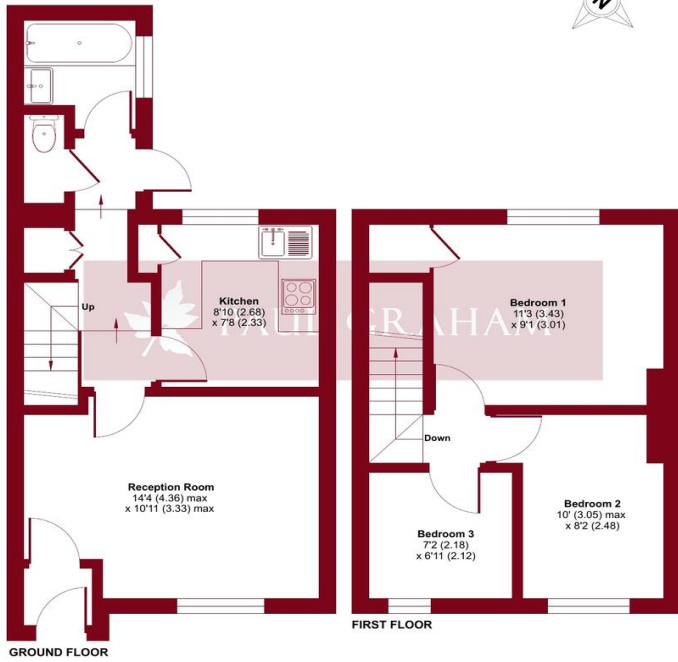


111 St. Agathas Grove, Carshalton, SM5 1DW | **Guide Price £399,950 Freehold**

This well-presented three-bedroom terraced home is offered in excellent condition throughout and is perfect for families seeking comfort and convenience. The property features a spacious modern fitted kitchen, a brand-new contemporary bathroom, and bright living areas. Both the front and rear private gardens provide outdoor space for relaxation and play, while the home also offers fantastic potential to extend (STPP), making it a great long-term investment.

St. Agathas Grove, Carshalton, SM5

Approximate Area = 643 sq ft / 59.7 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 14' 4" x 10' 11" (4.37m x 3.33m)

KITCHEN 8' 10" x 7' 8" (2.69m x 2.34m)

WC

BATHROOM

GARDEN

BEDROOM 1 11' 3" x 9' 1" (3.43m x 2.77m)

BEDROOM 2 10' 0" x 8' 2" (3.05m x 2.49m)

BEDROOM 3 7' 2" x 6' 11" (2.18m x 2.11m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1344743



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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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