



PAUL GRAHAM

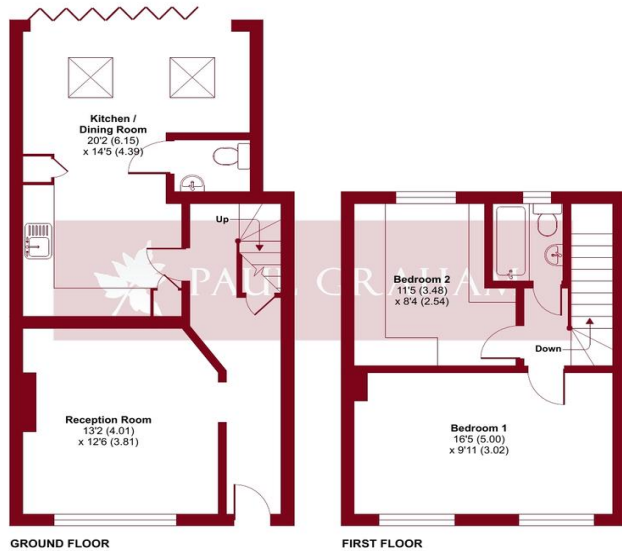


99 Wigmore Road, Carshalton, SM5 1RG | **Guide Price £400,000 Freehold**

An extended two bedroom house that does require some modernisation in areas. The property is ideally located in a popular road in Carshalton close to schools and transport. The property features off street parking, an extended rear kitchen/diner, downstairs WC, family bathroom and two double bedrooms.

## Wigmore Road, Carshalton, SM5

Approximate Area = 902 sq ft / 83.8 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**RECEPTION ROOM** 13' 2" x 12' 6" (4.01m x 3.81m)

**KITCHEN/DINING ROOM** 20' 2" x 14' 5" (6.15m x 4.39m)

**WC**

**BEDROOM 1** 16' 5" x 9' 11" (5m x 3.02m)

**BEDROOM 2** 11' 5" x 8' 4" (3.48m x 2.54m)

**BATHROOM**

**GARDEN**

**OFF-ROAD PARKING**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025. Produced for Paul Graham. REF: 1330902



**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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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