

George Sand, North Street, Carshalton, SM5 2HG
£699,950 Freehold



PAUL GRAHAM

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DESCRIPTION

A charming and spacious three bedroom detached house ideally located in Carshalton moments away from Carshalton train station and Village.



ROOMS

George Sand is a charming and characterful three-bedroom detached home, offering generous accommodation throughout and plenty of potential. The property features a spacious reception room, a separate dining room, and a fitted kitchen, with all rooms benefitting from good proportions and natural light. Upstairs, there are three well-sized bedrooms and a family bathroom. Additional benefits include a private rear garden, off-street parking, and a garage. While the home requires modernisation, it presents an exciting opportunity to create a bespoke family home, with further scope to extend (STPP). Offered to the market with no onward chain.

Ideally situated on North Street, this home is moments from Carshalton train station, making it perfect for commuters. Carshalton Village, with its independent shops, cafés, and restaurants, is just a short stroll away, as are the picturesque Grove Park and the historic Carshalton Village & Ponds. Families will also appreciate the excellent local schools and green spaces nearby, alongside convenient transport links to London and surrounding areas.

ENTRANCE HALL

RECEPTION ROOM 16' 0" x 12' 1" (4.88m x 3.68m)

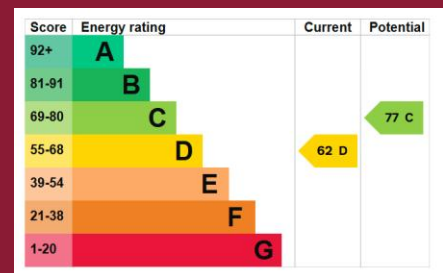
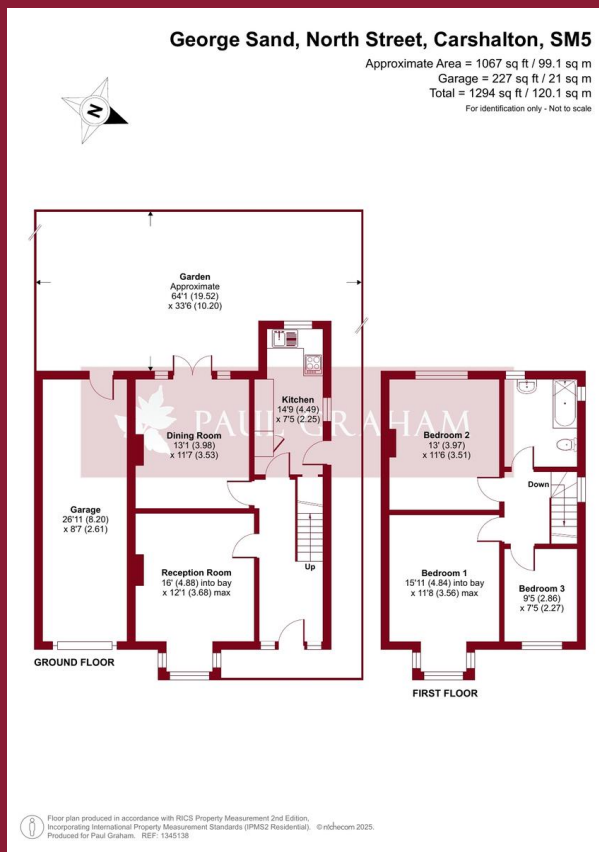
DINING ROOM 13' 1" x 11' 7" (3.99m x



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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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