



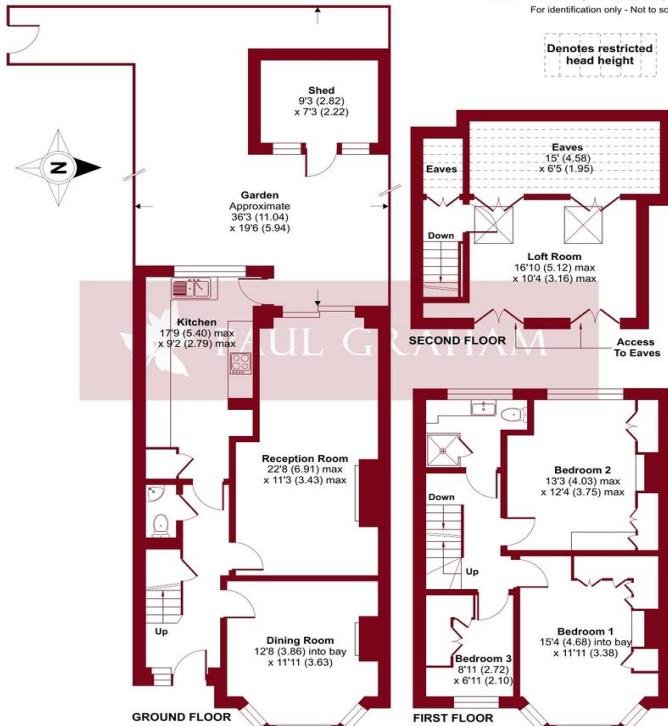
11 Westmead Corner, Carshalton, SM5 2NZ | **Guide Price £625,000 Freehold**

A spacious three bedroom house with a loft room ideally located on Westmead Corner moments from Carshalton train station, Village and a number of highly sort after schools. The property is offered to the market with no onward chain and interestingly, it was originally built as one of the "Show Homes" for the popular Poets Estate Development.

Westmead Corner, Carshalton, SM5

Approximate Area = 1323 sq ft / 122.9 sq m
Limited Use Area(s) = 122 sq ft / 11.3 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.
Produced for Paul Graham. REF: 1382998

ENTRANCE HALL

DINING ROOM 12' 8" x 11' 11" (3.86m x 3.63m)

RECEPTION ROOM 22' 8" x 11' 3" (6.91m x 3.43m)

KITCHEN 17' 9" x 9' 2" (5.41m x 2.79m)

WC

GARDEN 36' 3" x 19' 6" (11.05m x 5.94m)

SHED 9' 3" x 7' 3" (2.82m x 2.21m)

BEDROOM 1 15' 4" x 11' 11" (4.67m x 3.63m)

BEDROOM 2 13' 3" x 12' 4" (4.04m x 3.76m)

BEDROOM 3 8' 11" x 6' 11" (2.72m x 2.11m)

BATHROOM

LOFT ROOM 16' 10" x 10' 4" (5.13m x 3.15m)

EAVES STORAGE 15' 0" x 6' 5" (4.57m x 1.96m)

 PAUL GRAHAM



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

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