



PAUL GRAHAM



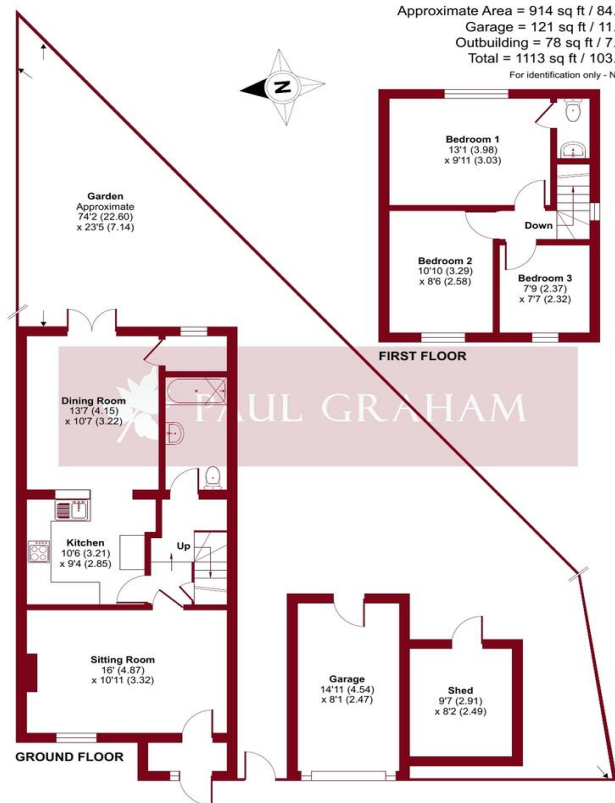
## 252 Winchcombe Road, Carshalton, SM5 1SA | **£525,000 Freehold**

Set on a large corner plot, this extended end-of-terrace home offers a fantastic blend of space, style, and practicality. The property is in good condition throughout and features a spacious lounge, an open-plan kitchen/dining area, and three well-proportioned bedrooms - one of which benefits from an en-suite WC. The modern family bathroom adds to the home's contemporary feel, while the generous front garden provides ample off-street parking, leading to a detached garage and a large outside storage room. The landscaped rear garden offers a private and well-maintained space perfect for relaxing or entertaining.



## Winchcombe Road, Carshalton, SM5

Approximate Area = 914 sq ft / 84.9 sq m  
Garage = 121 sq ft / 11.2 sq m  
Outbuilding = 78 sq ft / 7.2 sq m  
Total = 1113 sq ft / 103.3 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). © nlshecom 2025. Produced for Paul Graham. REF: 1313353

## PORCH

**SITTING ROOM** 16' 0" x 10' 11" (4.88m x 3.33m)

**KITCHEN** 10' 6" x 9' 4" (3.2m x 2.84m)

**DINING ROOM** 13' 7" x 10' 7" (4.14m x 3.23m)

## BATHROOM

**BEDROOM 1** 13' 1" x 9' 11" (3.99m x 3.02m)

## WC

**BEDROOM 2** 10' 10" x 8' 6" (3.3m x 2.59m)

**BEDROOM 3** 7' 9" x 7' 7" (2.36m x 2.31m)

**GARDEN** 74' 2" x 23' 5" (22.61m x 7.14m)

**GARAGE** 14' 11" x 8' 1" (4.55m x 2.46m)

**SHED** 9' 7" x 8' 2" (2.92m x 2.49m)

## OFF ROAD PARKING

## LARGE CORNER PLOT



**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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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