

36 Gordon Road, Carshalton, SM5 3RE  
Offers In Excess Of £650,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A superb three-bedroom extended semi-detached home, beautifully presented and finished to an excellent standard throughout. The property boasts a stunning rear extension which has created a generous kitchen and family room, complemented by a utility room and a stylish downstairs bathroom. Upstairs, there are three well-proportioned bedrooms served by a modern family bathroom and a separate WC, with excellent potential to extend further into the loft (STPP). Externally, the property enjoys a sizeable rear garden with a charming garden office and additional storage, making it ideal for both work and relaxation. The blend of modern interiors and thoughtfully designed living spaces ensures this home is ready to move straight into.





## ROOMS

### ENTRANCE HALL

**RECEPTION ROOM** 13' 9" x 11' 5" (4.19m x 3.48m)

**KITCHEN** 14' 5" x 11' 5" (4.39m x 3.48m)

**DINING ROOM** 15' 10" x 13' 5" (4.83m x 4.09m)

**UTILITY ROOM** 6' 0" x 4' 10" (1.83m x 1.47m)

### BATHROOM

### GARDEN

**GARDEN OFFICE** 13' 1" x 9' 7" (3.99m x 2.92m)

**GARDEN STORE** 9' 7" x 6' 4" (2.92m x 1.93m)

### LANDING

**BEDROOM 1** 12' 8" x 11' 6" (3.86m x 3.51m)

**BEDROOM 2** 12' 8" x 11' 6" (3.86m x 3.51m)

**BEDROOM 3** 9' 7" x 6' 3" (2.92m x 1.91m)

### BATHROOM

### WC

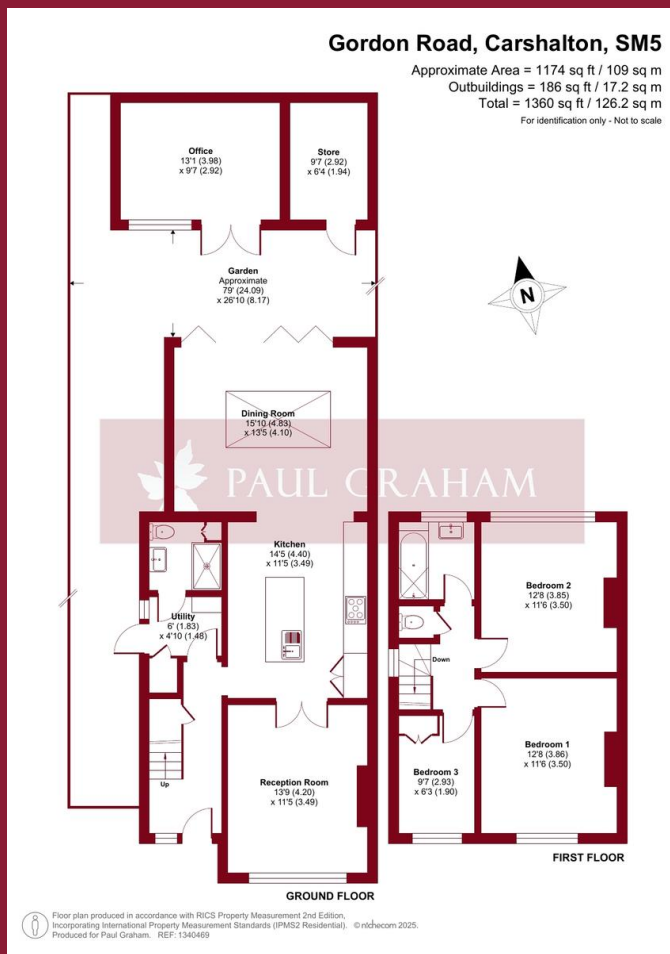
### OFF ROAD PARKING



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**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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