

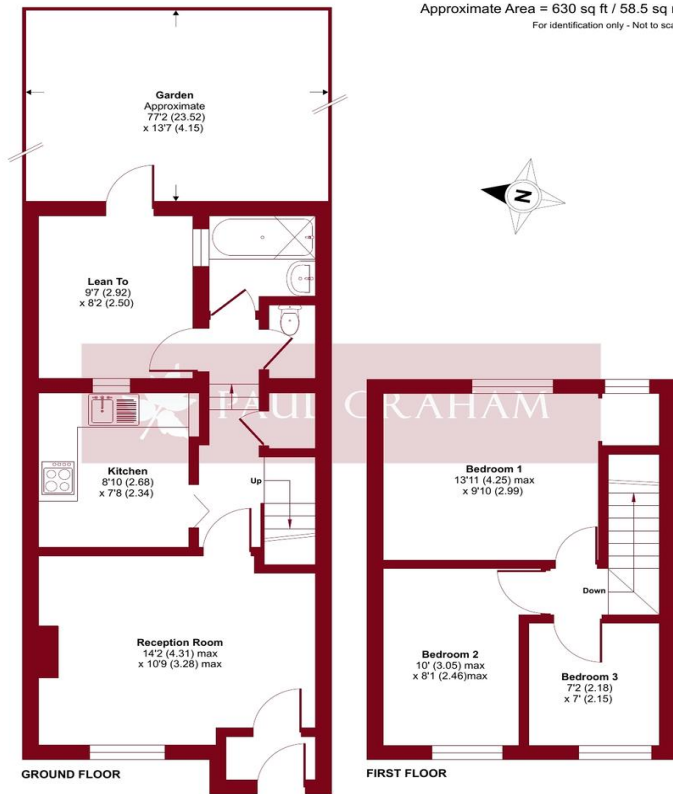


241 Peterborough Road, Carshalton, SM5 1DT | **Guide Price £399,950 Freehold**

This charming three-bedroom home is ideal for families looking for space and convenience. The ground floor features a bright reception room, a separate kitchen, a family bathroom, separate wc and a useful lean-to leading out to the garden. Upstairs, there are three bedrooms offering comfortable accommodation for growing households. The property is complemented by off-street parking and a wonderful rear garden, stretching approximately 77ft, which backs directly onto Poulter Park, perfect for children, pets, and outdoor entertaining. Offered with no onward chain, it's a great opportunity for buyers ready to make a home their own, with the added potential to extend (STPP).

Peterborough Road, Carshalton, SM5

Approximate Area = 630 sq ft / 58.5 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). © ncb.com 2025. Produced for Paul Graham. REF: 1346573

PORCH

RECEPTION ROOM 14' 2" x 10' 9" (4.32m x 3.28m)

KITCHEN 8' 10" x 7' 8" (2.69m x 2.34m)

LEAN TO 9' 7" x 8' 2" (2.92m x 2.49m)

WC

BATHROOM

BEDROOM 1 13' 11" x 9' 10" (4.24m x 3m)

BEDROOM 2 10' 0" x 8' 1" (3.05m x 2.46m)

BEDROOM 3 7' 2" x 7' 0" (2.18m x 2.13m)

GARDEN 77' 2" x 13' 7" (23.52m x 4.14m)

OFF ROAD PARKING

NO ONWARD CHAIN



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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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