

2a Talbot Road, Carshalton, SM5 3BS  
£1,000,000 - £1,050,000



PAUL GRAHAM

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



## DESCRIPTION

This stunning, modern four-bedroom semi-detached family home is offered to the market with no onward chain and is ideally positioned in the very heart of Carshalton Village. Presented in excellent condition throughout, the property has been constructed to a high specification with energy efficiency at its core, boasting an impressive EPC rating of A. Further benefits include underfloor heating throughout powered by a modern and economical air source heat pump, double-glazed sash windows, and a range of contemporary finishes. The ground floor offers bright and well-balanced accommodation, centred around a stylish open plan kitchen and dining space with fully integrated appliances, ideal for both everyday living and entertaining. Additional features include a separate utility area and a guest cloakroom, while the overall layout provides a seamless blend of practicality and modern design. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a sleek family bathroom finished to a high standard. All rooms are tastefully decorated, creating a calm and cohesive feel throughout the home. Externally, the property has been significantly enhanced since new, with professionally landscaped front and rear gardens and an extended driveway providing off street parking for two vehicles. The rear garden also features a superb garden studio / outbuilding with electricity, offering a versatile space ideal for home working, a gym or additional storage.





## ROOMS

### ENTRANCE HALL

**SITTING ROOM** 17' 9" x 12' 2" (5.41m x 3.71m)

### WC

**KITCHEN/DINING ROOM** 18' 4" x 17' 6" (5.59m x 5.33m)

**UTILITY ROOM** 5' 11" x 4' 8" (1.8m x 1.42m)

**GARDEN** 127' 2" x 30' 0" (38.76m x 9.14m)  
Measured to the studio, full garden length is approx. 150'

**BEDROOM 1** 14' 3" x 10' 9" (4.34m x 3.28m)

### ENSUITE

**BEDROOM 2** 11' 4" x 10' 6" (3.45m x 3.2m)

**BEDROOM 3** 11' 5" x 7' 10" (3.48m x 2.39m)

**BEDROOM 4** 13' 1" x 6' 8" (3.99m x 2.03m)

### BATHROOM

**OFF-ROAD PARKING** Private Off-Road Parking - The front drive entrance is shared between the 2 & 2a Talbot Road

### AIR SOURCE HEAT PUMP

### NO ONWARD CHAIN

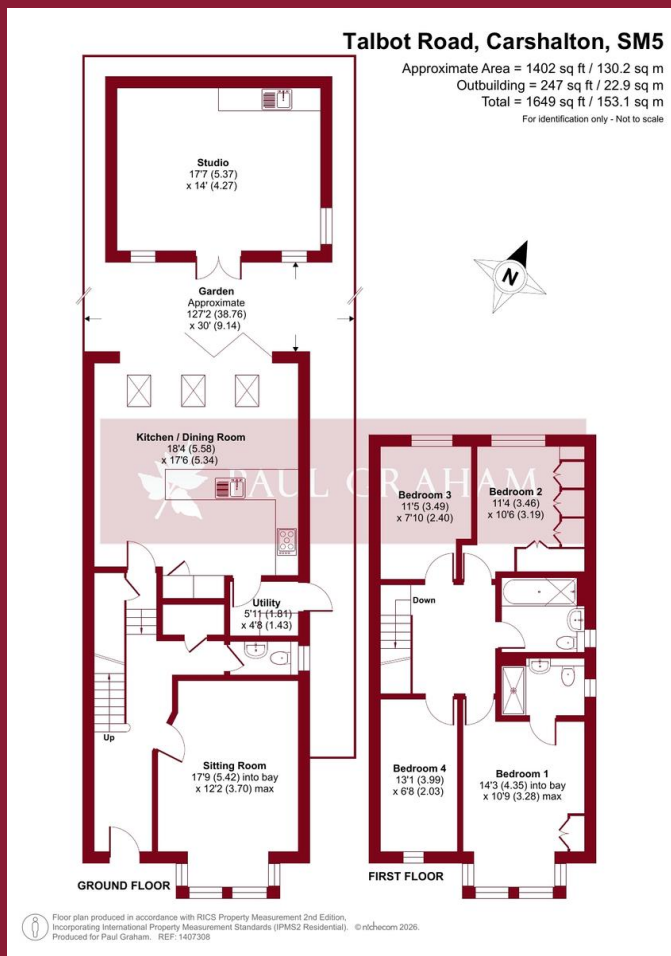
### EPC RATING A



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	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.

## WALLINGTON

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