

14 North Street, Carshalton, SM5 2HU
£650,000 - £675,000



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This beautifully designed four-bedroom townhouse is presented in outstanding condition throughout, combining elegant architecture with contemporary living. Arranged over three well-balanced floors, the ground level centres around a bright and expansive open-plan kitchen/living space, finished with high-quality fittings and bi-folding doors opening onto a professionally landscaped rear garden-ideal for entertaining and family life alike. The property has been tastefully decorated with a timeless finish that enhances both space and light. Upstairs, the home offers four genuine double bedrooms and three stylish bathrooms, including a principal suite with en-suite facilities. Built using modern construction methods, the house benefits from excellent energy efficiency, supported by an air-to-water heat pump heating system. Further advantages include private, secure gated parking with an allocated space, along with gated bike and bin storage-features rarely found so close to the village centre.



ROOMS

ENTRANCE HALL

KITCHEN/SITTING ROOM 30' 1" x 15' 5" (9.17m x 4.7m)

GARDEN 23' 0" x 16' 8" (7.01m x 5.08m)

BEDROOM 1 15' 3" x 8' 11" (4.65m x 2.72m)



ENSUITE

BEDROOM 2 15' 5" x 10' 1" (4.7m x 3.07m)

BATHROOM

BEDROOM 3 15' 5" x 12' 10" (4.7m x 3.91m)



BEDROOM 4 15' 5" x 8' 0" (4.7m x 2.44m)

BATHROOM

PRIVATE GATED PARKING

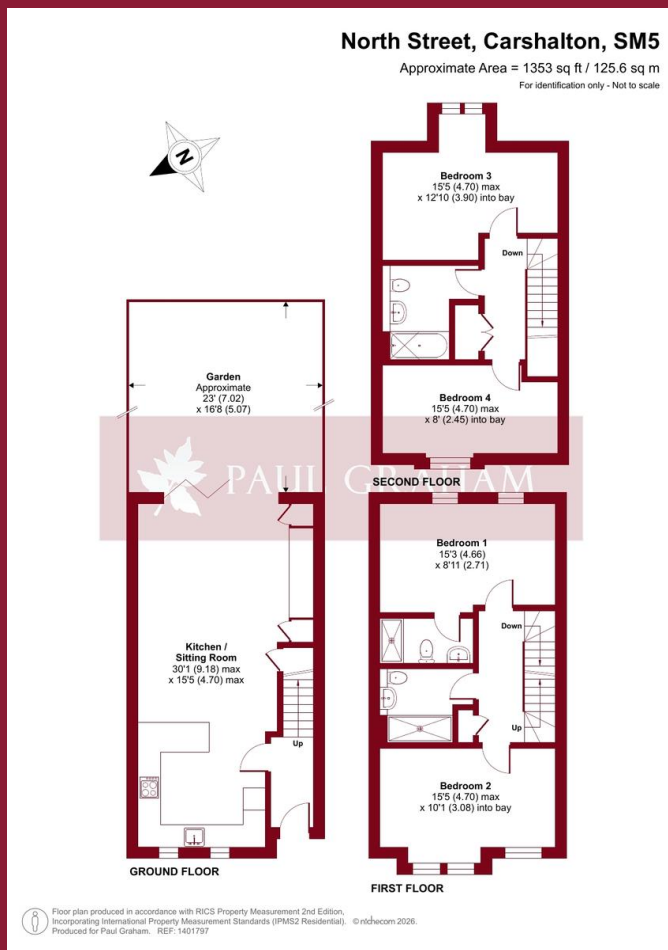
ALLOCATED PARKING SPACE



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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.

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