

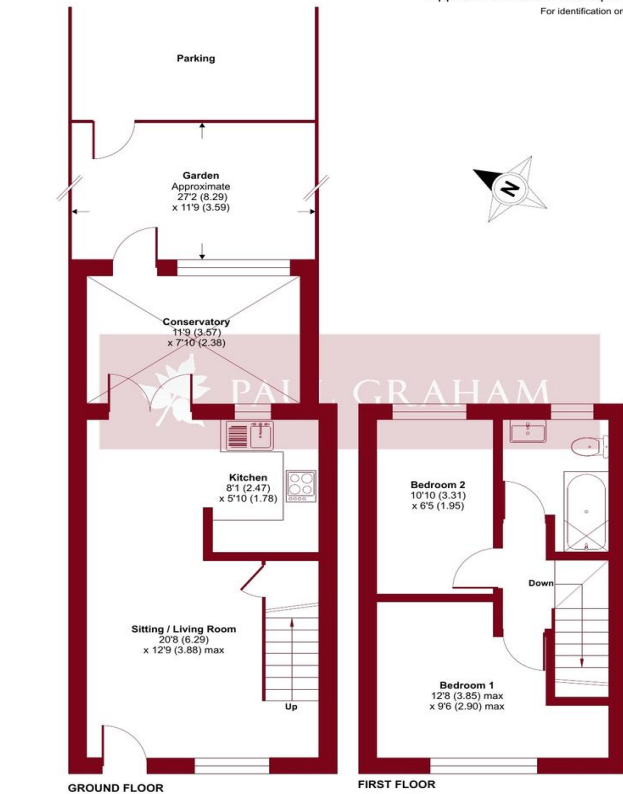


16 Hornbeam Terrace, Carshalton, SM5 1RU | **Guide Price £400,000 - £415,000 Freehold**

A well-presented two-bedroom home in good condition throughout, featuring a bright lounge, dining area, kitchen, and a conservatory/lean-to added to the rear. Further benefits include loft space and private parking to the rear. Hornbeam Terrace is ideally located on Winchcombe Road, close to shops at The Circle, within walking distance of St Helier Hospital, and well served by excellent bus routes to Morden Underground Station, Carshalton, and Sutton.

Hornbeam Terrace, Winchcombe Road, Carshalton, SM5

Approximate Area = 629 sq ft / 58.4 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). © nchecom 2026. Produced for Paul Graham. REF: 1405937

SITTING/LIVING ROOM 20' 8" x 12' 9" (6.3m x 3.89m)

KITCHEN 8' 1" x 5' 10" (2.46m x 1.78m)

CONSERVATORY 11' 9" x 7' 10" (3.58m x 2.39m)

GARDEN 27' 2" x 11' 9" (8.28m x 3.58m)

PARKING TO THE REAR

BEDROOM 1 12' 8" x 9' 6" (3.86m x 2.9m)

BEDROOM 2 10' 10" x 6' 5" (3.3m x 1.96m)

BATHROOM

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		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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