

26 Dalmeny Road, Carshalton, SM5 4PP
£875,000



PAUL GRAHAM

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DESCRIPTION

An exceptional four-bedroom semi-detached family home located on the highly sought-after Dalmeny Road, offering over 2,100 sq ft of beautifully presented accommodation (2,272 sq ft including the garage). Originally built as the show house for the development, the property benefits from an additional rear bedroom and superb living space including a spacious sitting room, dining room and bright conservatory overlooking the stunning 77ft landscaped rear garden. Further highlights include a modern kitchen/breakfast room, principal bedroom with en-suite, garage with electric door and off-street parking for multiple vehicles. Ideally located within walking distance of Carshalton Beeches and Wallington stations, making it perfect for commuters and growing families alike.



ROOMS

PORCH

ENTRANCE HALL

SITTING ROOM 18' 9" x 16' 1" (5.72m x 4.9m)

DINING ROOM 23' 9" x 13' 10" (7.24m x 4.22m)

KITCHEN/BREAKFAST ROOM 16' 10" x 12' 5" (5.13m x 3.78m)

CONSERVATORY 13' 9" x 11' 3" (4.19m x 3.43m)

WC

UTILITY ROOM

BEDROOM 1 17' 7" x 8' 10" (5.36m x 2.69m)

BEDROOM 2 15' 0" x 13' 9" (4.57m x 4.19m)

ENSUITE

BEDROOM 3 14' 1" x 11' 11" (4.29m x 3.63m)

BEDROOM 4 9' 8" x 7' 7" (2.95m x 2.31m)

BATHROOM

GARDEN 77' 1" x 34' 7" (23.49m x 10.54m)

GARAGE 18' 0" x 8' 8" (5.49m x 2.64m)

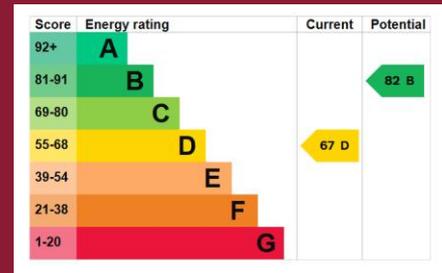
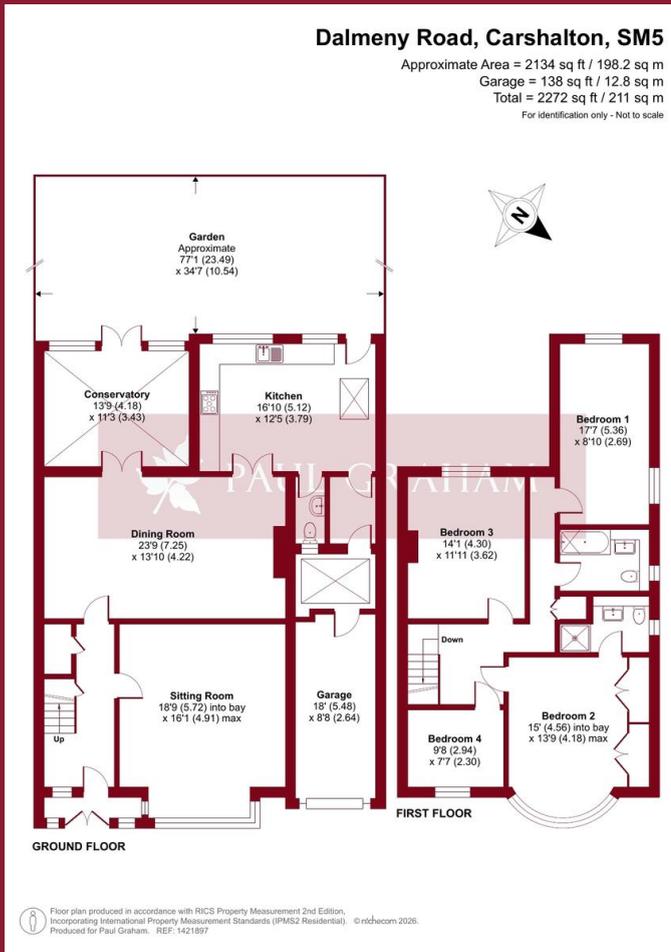
OFF ROAD PARKING



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FLOOR PLAN



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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