

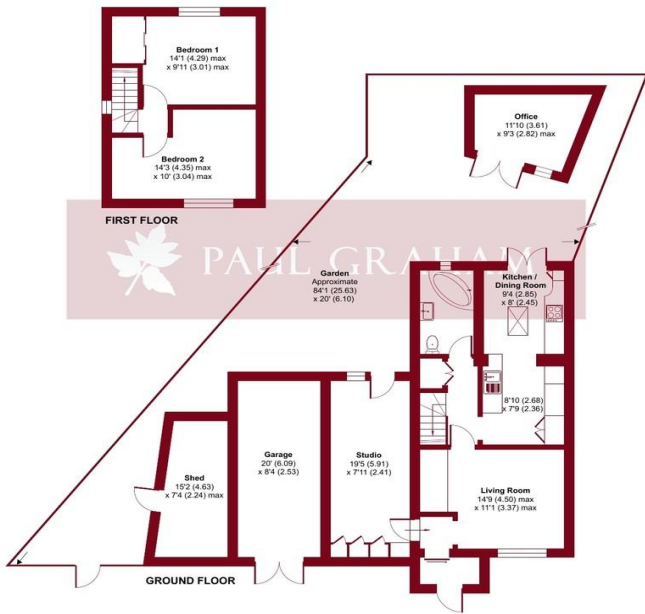


299 Welbeck Road, Carshalton, SM5 1LN | **Guide Price £475,000 - £485,000 Freehold**

A superbly presented Two Bedroom Semi-Detached House finished to a high standard throughout, offering a fantastic combination of stylish internal accommodation and impressive external space. Benefits include an Extended Kitchen / Dining Room, Garage, Studio / Gym, Large Store, Landscaped Garden With Garden Office, off-street parking, and the added advantage of Planning Permission Granted for further extension works under reference DM2019/01016.

Welbeck Road, Carshalton, SM5

Approximate Area = 943 sq ft / 87.6 sq m
 Garage = 163 sq ft / 15.1 sq m
 Outbuildings = 176 sq ft / 16.3 sq m
 Total = 1282 sq ft / 119 sq m
 For identification only - Not to scale



PORCH

ENTRANCE HALL

LIVING ROOM 14' 9" x 11' 1" (4.5m x 3.38m)

KITCHEN 8' 10" x 7' 9" (2.69m x 2.36m)

DINING ROOM 9' 4" x 8' 0" (2.84m x 2.44m)

BATHROOM

BEDROOM 1 14' 1" x 9' 11" (4.29m x 3.02m)

BEDROOM 2 14' 3" x 10' 0" (4.34m x 3.05m)

STUDIO 19' 5" x 7' 11" (5.92m x 2.41m)

GARDEN 84' 1" x 20' 0" (25.63m x 6.1m)

GARDEN OFFICE 11' 10" x 9' 3" (3.61m x 2.82m)

GARAGE 20' 8" x 4' (6.3m x 1.22m)

SHED/WORKSHOP 15' 2" x 7' 4" (4.62m x 2.24m)

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1445710



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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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