

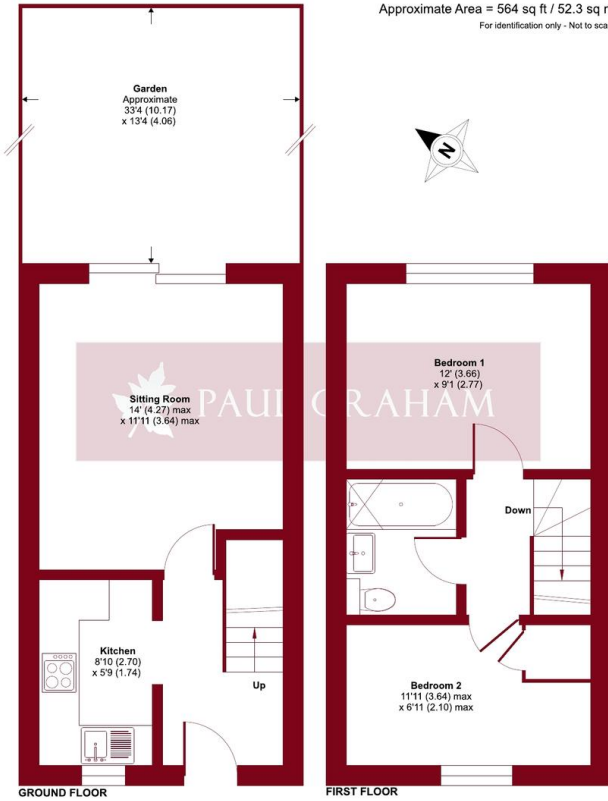


67 Bakers Gardens, Carshalton, SM5 2SF | Guide Price £400,000 Freehold

A beautifully presented modern two double bedroom home, situated in a quiet no-through road and offered in good decorative order throughout. Features include a bright sitting room, modern fitted kitchen, upstairs bathroom, private rear garden and the benefit of off-road parking. Conveniently located within walking distance of local shops, bus routes and schools, with Sutton and Carshalton nearby offering a wider range of shopping and leisure facilities. Mainline stations are also easily accessible, providing convenient transport links.

Bakers Gardens, Carshalton, SM5

Approximate Area = 564 sq ft / 52.3 sq m
For identification only - Not to scale



HALLWAY

KITCHEN 8' 10" x 5' 9" (2.69m x 1.75m)

SITTING ROOM 14' x 11' 11" (4.27m x 3.63m)

LANDING

BEDROOM 1 12' x 9' 1" (3.66m x 2.77m)

BEDROOM 2 11' 11" x 6' 11" (3.63m x 2.11m)

BATHROOM

GARDEN 33' 4" x 13' 4" (10.16m x 4.06m)

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Paul Graham. REF: 1466295



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

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