

70 Oxford Road, Carshalton, SM5 3QY  
Guide Price £800,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This impressive five bedroom semi detached home has been thoughtfully extended and improved by the current owners to create a bright, spacious and highly flexible family home arranged over two floors. The ground floor offers generous living accommodation including a welcoming sitting room, separate dining room, modern fitted kitchen, utility area and a convenient downstairs shower room/WC. Upstairs, the property provides five well proportioned bedrooms alongside a family bathroom, making it ideal for growing families or those working from home. To the rear, the property enjoys a substantial garden with a fantastic detached garden room which could be utilised as a gymnasium, playroom, home office or workshop depending on individual needs. Further benefits include off street parking, an integral garage and an attractive raised terrace overlooking the garden.



## ROOMS

### PORCH

### ENTRANCE HALL

**SITTING ROOM** 15' 11" x 5' (4.85m x 1.52m)

**DINING ROOM** 13' 6" x 11' 5" (4.11m x 3.48m)

**KITCHEN** 14' 4" x 10' 0" (4.37m x 3.05m)

**UTILITY ROOM** 7' 1" x 3' 11" (2.16m x 1.19m)

### SHOWER ROOM

**BEDROOM 1** 15' 7" x 11' 5" (4.75m x 3.48m)

**BEDROOM 2** 13' 5" x 11' 5" (4.09m x 3.48m)

**BEDROOM 3** 13' 5" x 6' 11" (4.09m x 2.11m)

**BEDROOM 4** 8' 4" x 5' 5" (2.54m x 1.65m)

**BEDROOM 5** 9' 2" x 6' 9" (2.79m x 2.06m)

### BATHROOM

**TERRACE** 26' 0" x 15' 0" (7.92m x 4.57m)

**GARDEN** 56' 5" x 26' 0" (17.2m x 7.92m)

**SUMMER HOUSE** 17' 6" x 14' 3" (5.33m x 4.34m)

**SHED** 8' 9" x 5' 7" (2.67m x 1.7m)

**GARAGE** 9' 4" x 7' 6" (2.84m x 2.29m)

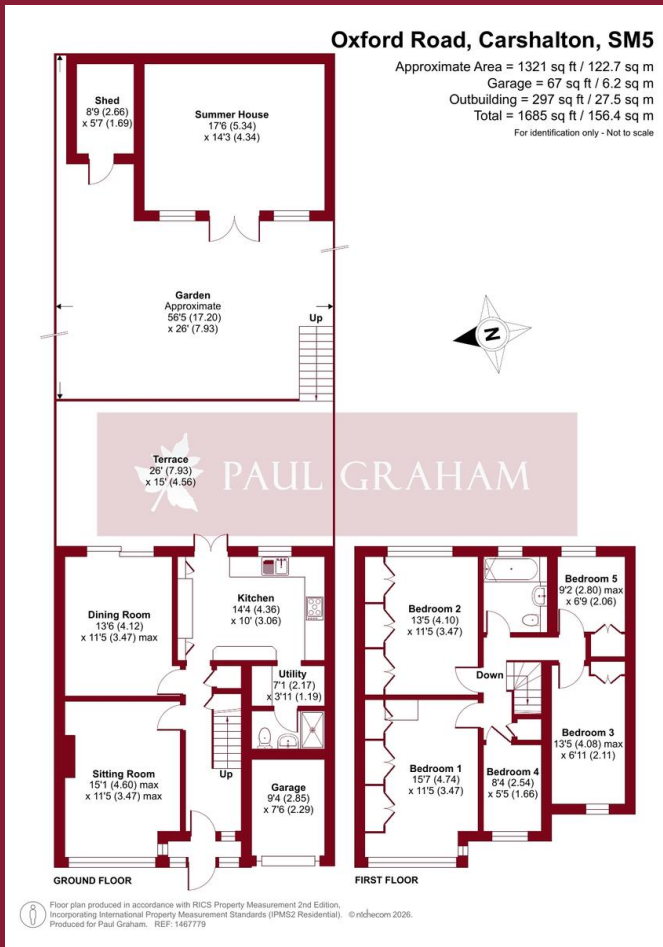
### OFF ROAD PARKING



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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.

## WALLINGTON

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