

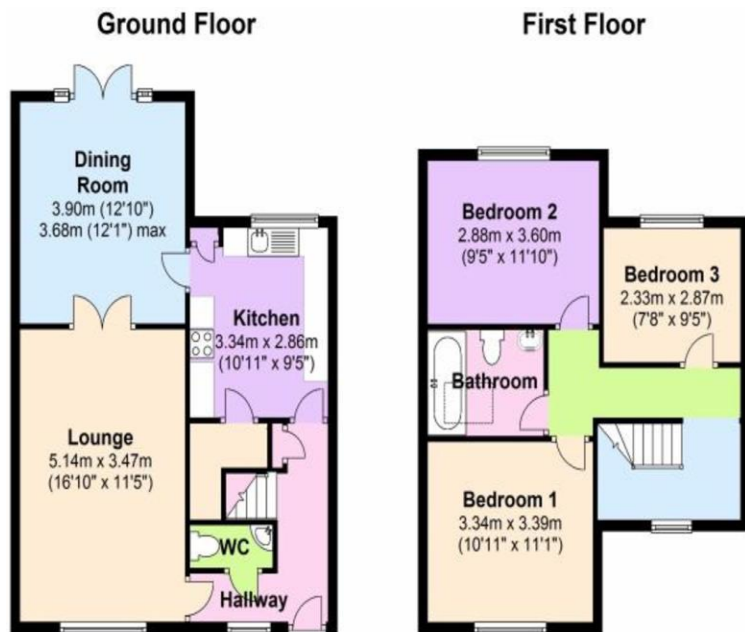


PAUL GRAHAM



9 Aultone Way, Carshalton, SM5 2LQ | **Guide Price £475,000**

A well presented and spacious 3 bedroom end of terrace house with off street parking and downstairs W/C. The property benefits from newly fitted kitchen, 2 reception rooms, upstairs bathroom and is within walking distance of shopping parades, bus routes and Carshalton station.



ENTRANCE HALL

WC

LOUNGE 16' 10" x 11' 5" (5.13m x 3.48m)

DINING ROOM 12' 10" x 12' 1" (3.91m x 3.68m)

KITCHEN 10' 11" x 9' 5" (3.33m x 2.87m)

LANDING

BEDROOM 1 11' 1" x 10' 11" (3.38m x 3.33m)

BEDROOM 2 11' 10" x 9' 5" (3.61m x 2.87m)

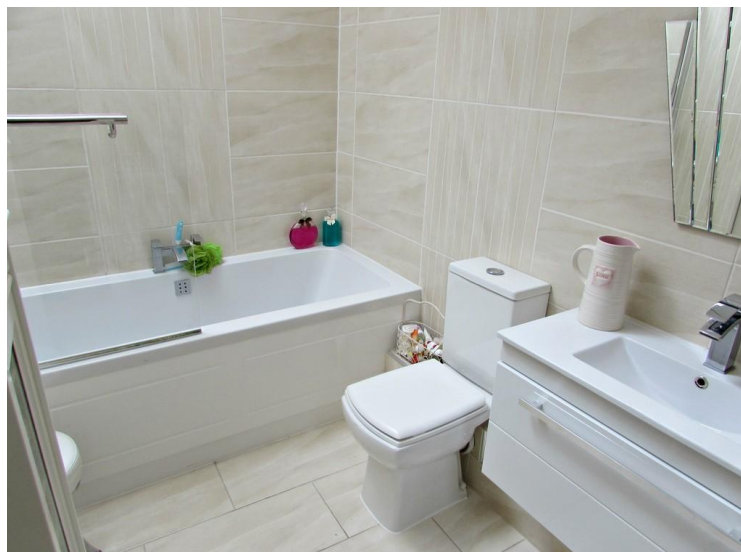
BEDROOM 3 9' 5" x 7' 8" (2.87m x 2.34m)

BATHROOM 8' 4" x 5' 8" (2.54m x 1.73m)

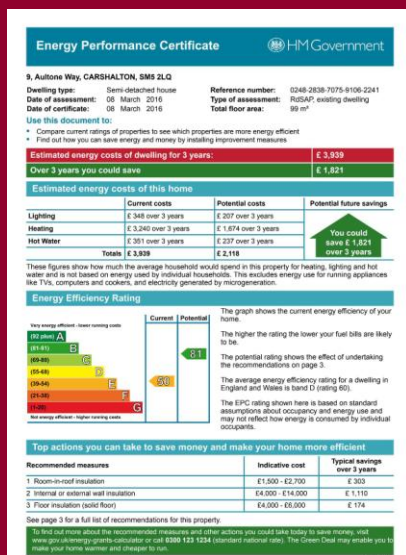
GARDEN 41' x 24' (12.5m x 7.32m)

GARDEN ROOM 9' 8" x 9' (2.95m x 2.74m)

OFF ROAD PARKING



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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