

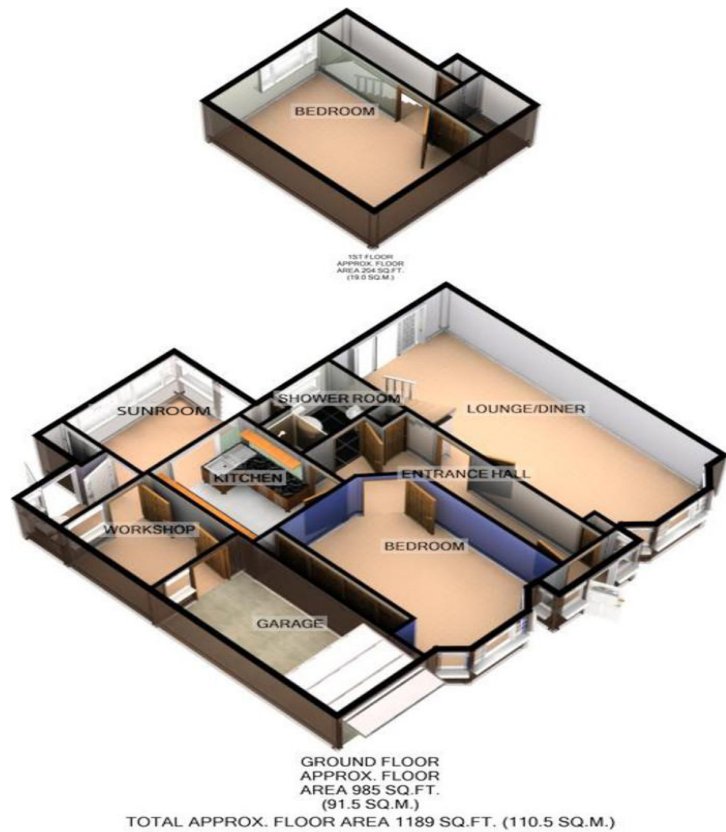


PAUL GRAHAM



89 Pine Ridge, Carshalton, SM5 4QQ | **Guide Price £450,000**

A lovely 2 bedroom detached bungalow with flexible accommodation located in a popular road close to open spaces, bus routes and shopping parades. Features include a garage and workshop, a pretty garden and a sunroom.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINER 26' x 10' 9" (7.92m x 3.28m)

KITCHEN 8' 9" x 8' (2.67m x 2.44m)

SUNROOM 9' 8" x 7' 5" (2.95m x 2.26m)

WC

BEDROOM 1 16' 4" x 12' (4.98m x 3.66m) into Wardrobes

SHOWER ROOM

STAIRS TO SMALL LANDING

BEDROOM 2 15' x 10' 1" (4.57m x 3.07m)

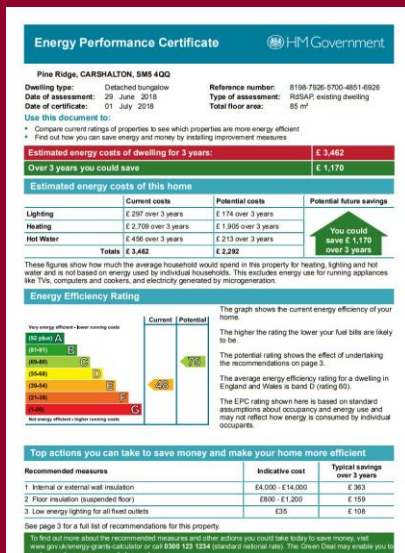
GARAGE & WORKSOP TO SIDE

PARKING TO FRONT

GARDEN



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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