



## 1a Anglesey Court Road, Carshalton, SM5 3HZ | Guide Price £525,000

A 2 bedroom detached chalet bungalow with a loft room located in popular road close to shopping parades, bus routes and both Carshalton and Wallington town centres. The property is in need of some updating but offers spacious and flexible accommodation. No Chain.



AREA 917 SQ.F1. (85.2 SQ.M.) TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 SQ.M.)

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 Made with Metropix ©2018 **ENTRANCE PORCH** 

SPACIOUS ENTRANCE HALL

LOUNGE 15' 4" x 12' 5" (4.67m x 3.78m)

**DINING ROOM** 14' 2" x 10' 9" (4.32m x 3.28m)

**KITCHEN** 11' 9" x 6' 7" (3.58m x 2.01m)

BEDROOM 1 12' x 10' 2" (3.66m x 3.1m)

BATHROOM

BEDROOM 2 15' 1" x 7' 5" (4.6m x 2.26m)

LOFT ROOM 10' 9" x 12' 2" (3.28m x 3.71m) Max

INTEGRAL GARAGE

GARDEN

## GARDENERS WC



IMP ORTANT 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.

## CARSHALTON

Residential Sales 62 - 64 High Street Carshalton Surrey SM5 3AG

Tel. 020 8773 7200 Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales 3 Wallington Square Woodcote Road Wallington Surrey SM6 8RG

Tel. 020 8669 5201 Email. wallington@paulgraham.co.uk

Energy Perforn	nance Certific	ate ®⊞	1Government
Date of assessment: 14 J Date of certificate: 15 J Use this document to:	ched bungalow luly 2018 luly 2018 roperties to see which pro	Reference number: 934 Type of assessment: Rd Total floor area: 85 perties are more energy efficient	8-2022-7293-5598-2964 SAP, existing dwelling m <sup>2</sup>
Estimated energy costs of dwelling for 3 years:			£ 3,081
Over 3 years you could	save		£ 1,236
Estimated energy co	sts of this home		E Contraction of Contraction
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 2.562 over 3 years	£ 1,422 over 3 years	You could
Hot Water	£ 297 over 3 years	£ 201 over 3 years	save £ 1,236
	£ 3,081	E 4 945	over 3 years
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