



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 ²
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
water and is not based on ener	the average household v rgy used by individual ho rs, and electricity genera	£ 1,845 would spend in this property for useholds. This excludes energy ted by microgeneration.	heating. Johting and hot
These figures show how much water and is not based on ener like TVs, computers and cooke	the average household v rgy used by individual ho rs, and electricity genera	exist services in the property to device a service of the service	eating, tighting and hot use for running appliances ent energy efficiency of you lower your fuel bills are likely sithe effect of undertaking page 3. ency taking for a dwelling lin d D (rang 60).
Top actions you can	ma every household by yourd by household by rs, and electricity genesa ting	 and approperty for explosion for explosions. This sections series you explosion in the section series you are appropriately intercogeneration. The graph shows the current section in the section se	heating, tighting and hot use for fumming appliances and energy efficiency of your tower your fuel bills are likely as the effect of undertaking apps 3. In the based on stundard ancy and great output of the based on transfer by industrial mome efficient.
Top actions you can	In a versp houshold y grund by individual ho rs, and electricity genesa ting Current Potenti Current Potenti Current Potenti Current Potenti Current Potenti Current Potenti Current Potenti Current Potenti	oud gend in the property for dedy microgeneration. The cash development of the cash memory of the cash development The pack shows the cash memory of the cash memory of the cash memory of the cash to be. The packet and stage on the cash to be the cash development of the cash the commendations on The sample of the cash development the cash development of the cash to be the cash development of the cash to be the cash development of the cash the cash development of the cash to be the cash development of the cash development of the the cash development of the cash development of the cash development of the the cash development of the cash developm	The second secon
These Speeces Show has more waited and in and based on one was "We compare and cooked and was and and the speece section of the spee	me average houshold by grued by individual house rs, and electricity general ting Current Potenti (SSS) (SSS	end gent in the spraphy for added and the spraphy for added and the spraphy for added and the spraphy for a spraph	heating, typing and the use for running applications and energy efficiency of your lower your fuel bits are likely to over your fuel bits are likely site effect of understang page 3. ency sating for a dwelling in to Usering 60. In
These fourse show how much server and is no based on ever kee TVs, computers and cooke Energy Efficiency Ra Vor verge effective. Server using usin (1990) E (1990) E	ma except houshold by you and by individual house rs, and extinctly general ting Current Potential Current Potential Curr	oud gend in the property for dedy microgeneration. The cash development of the cash memory of the cash development The pack shows the cash memory of the cash memory of the cash memory of the cash to be. The packet and stage on the cash to be the cash development of the cash the commendations on The sample of the cash development the cash development of the cash to be the cash development of the cash to be the cash development of the cash the cash development of the cash to be the cash development of the cash development of the the cash development of the cash development of the cash development of the the cash development of the cash developm	The second secon