



PAUL GRAHAM



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.





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

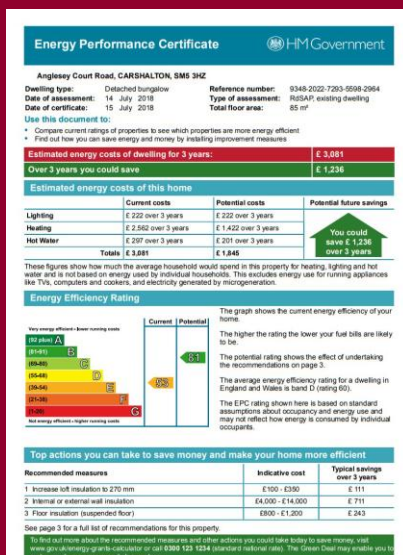
## INTEGRAL GARAGE

## GARDEN

## GARDENERS WC



**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.



## CARSHALTON

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## WALLINGTON

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