

39 Strawberry Lane, Carshalton, SM5 2NG
Guide Price £600,000 - £625,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This beautifully extended three double bedroom semi-detached home offers generous living space and a layout perfectly suited for modern family life. The ground floor features a bright through lounge, a stylish rear extension housing a well-designed contemporary kitchen, and a convenient downstairs WC. The large windows and open plan create a light-filled, welcoming environment throughout. Upstairs, the home continues to impress with three well-proportioned double bedrooms-an uncommon and standout feature. The modern family bathroom is finished to a high standard, and outside, the landscaped rear garden includes rear access and a substantial workshop, ideal for storage or hobbies. The property is presented in excellent condition throughout, ready to move straight in.



ROOMS

PORCH

ENTRANCE HALL

SITTING ROOM 13' 5" x 10' 11" (4.09m x 3.33m)

DINING ROOM 14' 5" x 10' 9" (4.39m x 3.28m)

FAMILY AREA 10' 3" x 7' 11" (3.12m x 2.41m)

KITCHEN 20' 0" x 7' 1" (6.1m x 2.16m)

WC

GARDEN 60' 10" x 22' 8" (18.54m x 6.91m)

WORKSHOP 19' 5" x 10' 9" (5.92m x 3.28m)

BEDROOM 1 15' 9" x 10' 11" (4.8m x 3.33m)

BEDROOM 2 14' 6" x 10' 0" (4.42m x 3.05m)

BEDROOM 3 11' 3" x 8' 8" (3.43m x 2.64m)

BATHROOM

OFF-ROAD PARKING

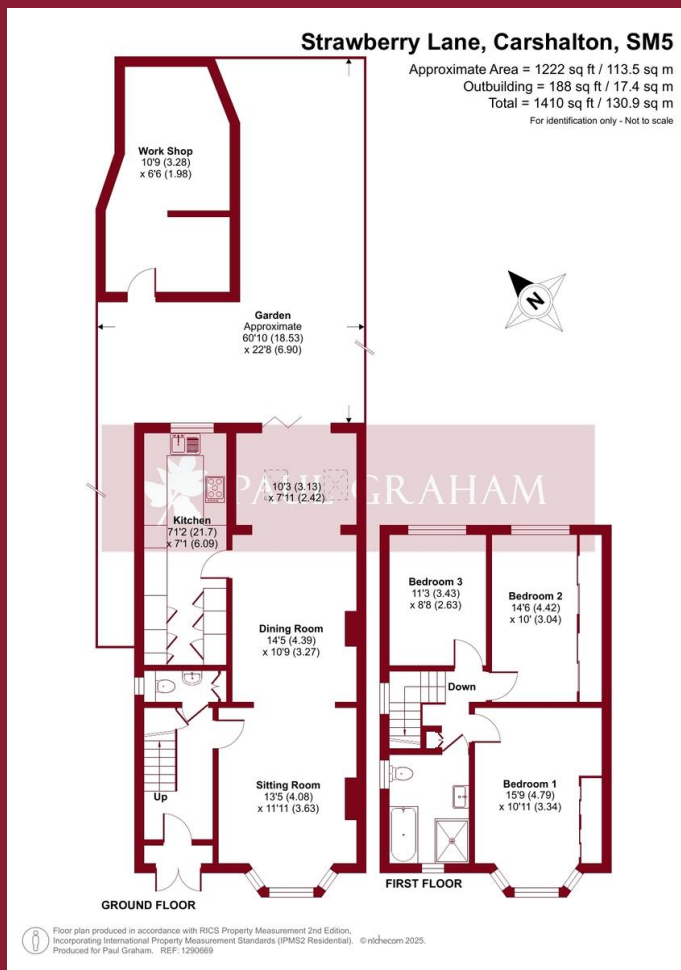
VENDOR SUITED



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk