



Bramblewood Close, Carshalton, SM5

£475,000

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UK®

Key Features

- Three-bedroom 1930s mid-terraced freehold home
- EPC Rating: D
- Brand new kitchen following recent insurance refurbishment
- Freshly redecorated throughout the ground floor
- South-west facing garden perfect for entertaining or relaxing
- Secure gated car port providing off-street parking
- Two spacious reception rooms ideal for family life or working from home
- Just 0.6 miles to Hackbridge Station – trains to London Victoria in under 30 mins
- Close to Beddington Park, The Grove & Carshalton Ponds
- Walking Distance to Local Shops



Part refurbished 3-bed 1930s terrace with new kitchen, south-west facing garden & gated parking. Hackbridge Station 0.6 miles, parks & pubs nearby. Ideal first-time buy with fresh interiors & strong commuter links.





Tucked away on the peaceful residential road of Bramblewood Close, this charming 1930s mid-terrace home offers the perfect first step onto the property ladder. With its thoughtfully extended layout and generous south-west facing garden, this freehold property blends period character with practical modern living across approximately 819 sq ft.

The ground floor welcomes you with a traditional entrance hallway, leading into a bright and cosy front reception room — perfect for relaxing or hosting friends. To the rear, the property opens up into a sociable second reception/dining area and an extended kitchen that has just been completely refitted to a high standard.

Please note: the property recently underwent a full refurbishment following a contained fire incident, which was professionally resolved through an insurance claim. As a result, the kitchen within the rear extension is brand new, and the entire ground floor has been redecorated, giving the home a fresh, modern finish and ready-to-move-in appeal.

Upstairs, you'll find two spacious double bedrooms, a third single room ideal as a home office or nursery, and a well-appointed family bathroom. The loft remains unconverted, offering future potential (STPP) should you wish to extend.

The south-west facing garden is a real highlight, soaking up sunshine all day and offering plenty of space for entertaining or

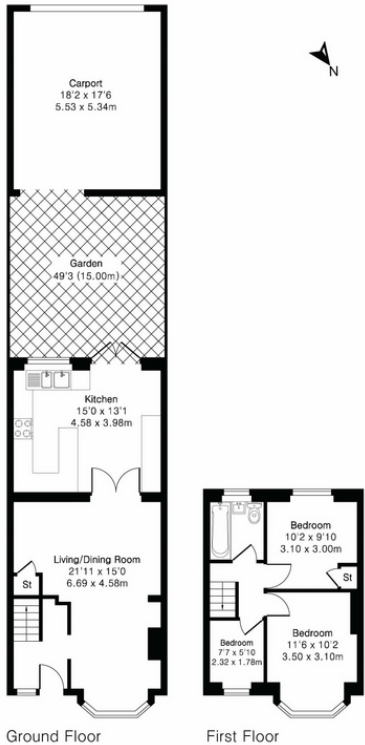


Approximate Gross Internal Area 819 sq ft - 76 sq m
(Excluding Carport)

Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 309 sq ft – 29 sq m

Carport Area 273 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Freehold
Council Tax Band: D
Council Authority: Sutton

