

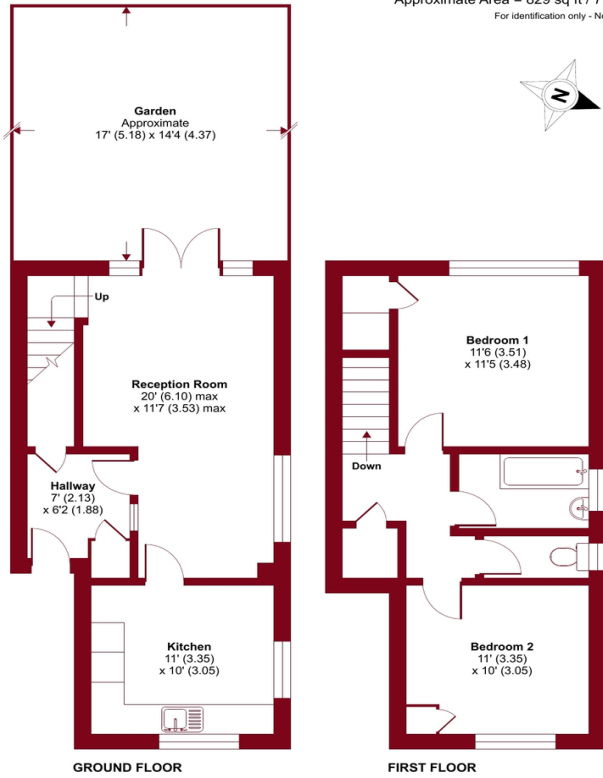


## 27 Beacon Grove, Carshalton, SM5 3BA | **Guide Price £325,000 Leasehold**

A lovely split-level maisonette is situated in a peaceful location next to The Grove Park. It boasts two spacious double bedrooms, a comfortable reception room, an eat-in kitchen, and a tranquil private garden with direct access. Additionally, the property includes a garage and is offered to the market with no onward chain. With a lengthy lease, this property is the epitome of comfortable and convenient living. Guide Price £325,000 - £340,000

## Beacon Grove, SM5

Approximate Area = 829 sq ft / 77 sq m  
For identification only - Not to scale



### ENTRANCE HALL

### STORAGE CUPBOARD

RECEPTION ROOM 20' 0" x 11' 7" (6.1m x 3.53m)

KITCHEN 11' 0" x 10' 0" (3.35m x 3.05m)

### LANDING

BEDROOM 1 11' 6" x 11' 5" (3.51m x 3.48m)

BEDROOM 2 11' 0" x 10' 0" (3.35m x 3.05m)

### BATHROOM

### WC

### OWN PRIVATE GARDEN

### GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©victorcom 2024. Produced for Paul Graham. REF: 1089139



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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