



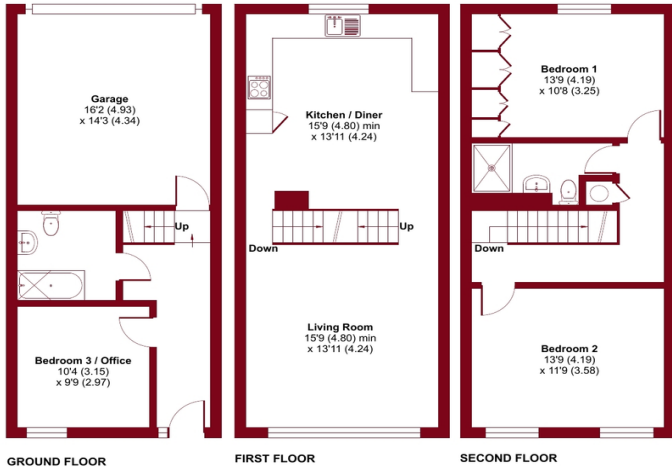
**8 Bankside Close, Carshalton, SM5 3SB | Guide Price £450,000 Share of Freehold**

A deceptively spacious 3 bedroom townhouse with flexible accommodation planned over 3 floors. Presented in good decorative with a large garage and pretty communal gardens, the property is conveniently situated within walking distance of shopping parades, reputable schools, bus routes and both Carshalton Beeches and Carshalton mainline stations. The area is also well served with recreational facilities including Oaks Park and Golf Course, Westcroft Leisure Centre and the historic Carshalton Park.



## Bankside Close, Carshalton, SM5

Approximate Area = 1254 sq ft / 116.5 sq m  
 Garage = 229 sq ft / 21.2 sq m  
 Total = 1483 sq ft / 137.7 sq m  
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## GROUND FLOOR

### ENTRANCE HALL

**BEDROOM3/OFFICE** 10' 4" x 9' 9" (3.15m x 2.97m)

### BATHROOM

**INTEGRAL GARAGE** 16' 2" x 14' 3" (4.93m x 4.34m)

## FIRST FLOOR

**LIVING ROOM** 15' 9" x 13' 11" (4.8m x 4.24m)

**KITCHEN/DINER** 15' 9" x 13' 11" (4.8m x 4.24m)

## SECOND FLOOR

**BEDROOM 1** 13' 9" x 10' 8" (4.19m x 3.25m)

**BEDROOM 2** 13' 9" x 11' 9" (4.19m x 3.58m)

### SHOWER ROOM

### COMMUNAL GARDENS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Paul Graham. REF: 1102651



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		81 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## 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