



8 Brookside, Carshalton, SM5 3BW | Guide Price £600,000 Freehold

A superb 4 bedroom terraced house located in the heart of Carshalton Village moments away from the High Street and the coveted All Saints' Carshalton Church of England Primary School.

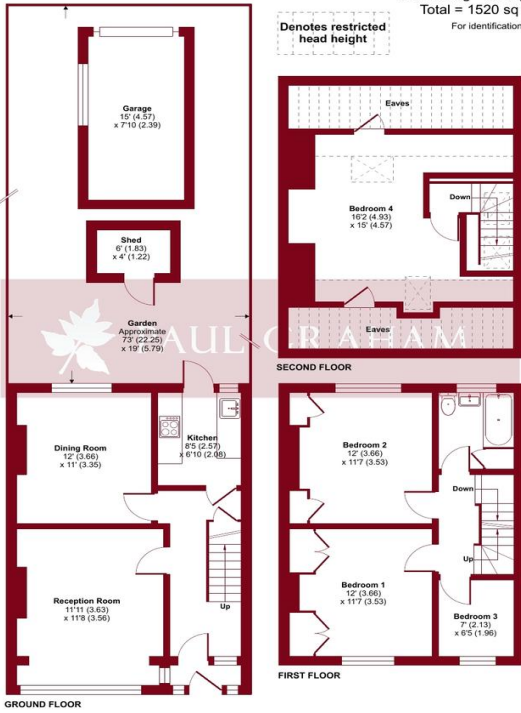


Brookside, Carshalton, SM5

Approximate Area = 1143 sq ft / 106.1 sq m
 Limited Use Area(s) = 235 sq ft / 21.8 sq m
 Garage = 118 sq ft / 10.9 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1520 sq ft / 141 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Paul Graham. REF: 1130435

PORCH

ENTRANCE HALL

RECEPTION ROOM 11' 11" x 11' 8" (3.63m x 3.56m)

DINING ROOM 12' 0" x 11' 0" (3.66m x 3.35m)

KITCHEN 8' 5" x 6' 10" (2.57m x 2.08m)

GARDEN 73' 0" x 19' 0" (22.25m x 5.79m)

GARAGE 15' 0" x 7' 10" (4.57m x 2.39m)

LANDING

BEDROOM 1 12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM 2 12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM 3 7' 0" x 6' 5" (2.13m x 1.96m)

BATHROOM

BEDROOM 4 16' 2" x 15' 0" (4.93m x 4.57m)

EAVES STORAGE

SHED 6' 0" x 4' 0" (1.83m x 1.22m)



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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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