



PAUL GRAHAM

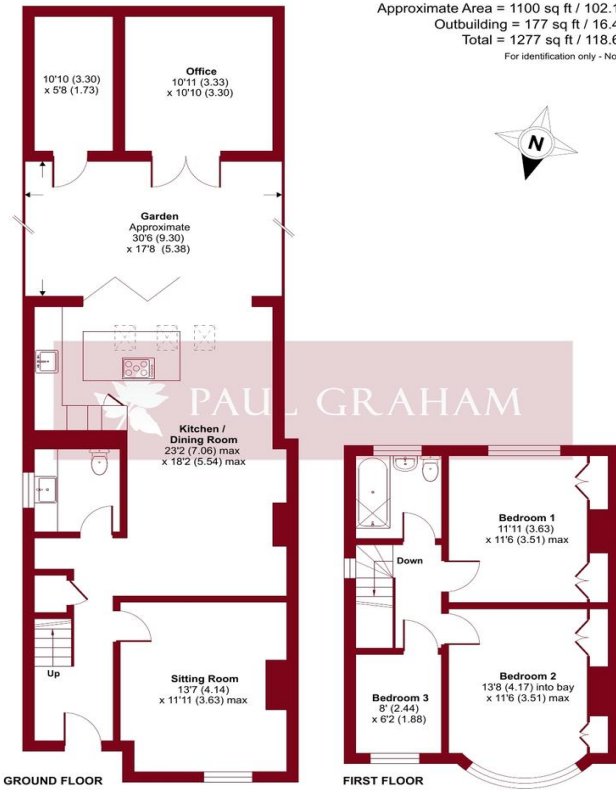


15 Brookside, Carshalton, SM5 3BW | **Guide Price £635,000 Freehold**

A stunning 3 bedroom extended end of terrace house presented in beautiful condition throughout ideally situated in the centre of Carshalton Village moments from highly regarded schools, park, amenities and transport links.

Brookside, Carshalton, SM5

Approximate Area = 1100 sq ft / 102.1 sq m
 Outbuilding = 177 sq ft / 16.4 sq m
 Total = 1277 sq ft / 118.6 sq m
 For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 13' 7" x 11' 11" (4.14m x 3.63m)

DOWNSTAIRS CLOAKROOM

KITCHEN/DINING ROOM 23' 2" x 18' 2" (7.06m x 5.54m)

GARDEN 30' x 17' 8" (9.14m x 5.38m) Approx

GARDEN OFFICE

GARDEN STORE 10' 10" x 5' 8" (3.3m x 1.73m)

LANDING

BEDROOM 1 11' 11" x 11' 6" (3.63m x 3.51m)

BEDROOM 2 13' 8" x 11' 6" (4.17m x 3.51m) Into bay

BEDROOM 3 8' x 6' 2" (2.44m x 1.88m)

BATHROOM

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Paul Graham. REF: 1135780



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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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