



PAUL GRAHAM



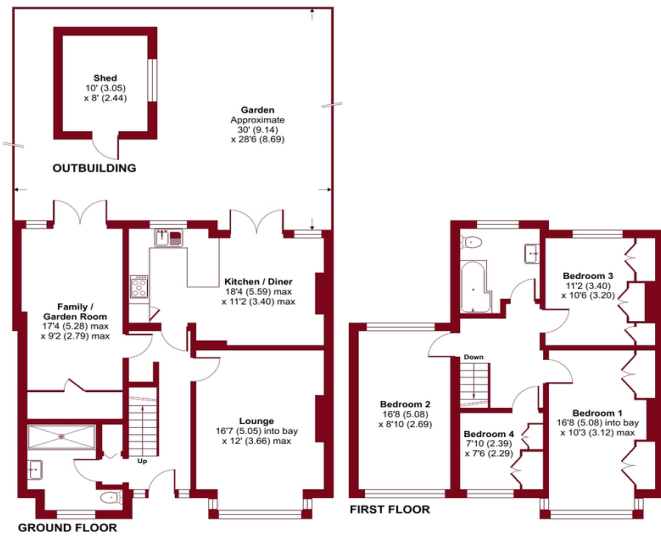
**7 Park Hill Close, Carshalton, SM5 3QW | Guide Price £700,000 - £725,000 Freehold**

A bright and spacious 4 bedroom semi detached family home in a popular cul de sac. The property has been extended to provide spacious and flexible family accommodation over two floors and includes an additional bathroom on the ground floor, an open plan kitchen/diner, a separate lounge and family/garden room. The house is within walking distance of both Carshalton and Carshalton Beeches mainline stations as well as Carshalton High Street. The area is well covered with reputable schools, leisure facilities and transport options.



## Park Hill Close, Carshalton, SM5

Approximate Area = 1444 sq ft / 134.1 sq m  
Outbuilding = 80 sq ft / 7.4 sq m  
Total = 1524 sq ft / 141.5 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**LOUNGE** 16' 7" x 12' (5.05m x 3.66m)

**KITCHEN/DINER** 18' 4" x 11' 2" (5.59m x 3.4m)

**FAMILY/GARDEN ROOM** 17' 4" x 9' 2" (5.28m x 2.79m)

## GROUND FLOOR BATHROOM

## LANDING

**BEDROOM 1** 16' 8" x 10' 3" (5.08m x 3.12m)

**BEDROOM 2** 16' 8" x 8' 10" (5.08m x 2.69m)

**BEDROOM 3** 11' 2" x 10' 6" (3.4m x 3.2m)

**BEDROOM 4** 7' 10" x 7' 6" (2.39m x 2.29m)

## FAMILY BATHROOM

## PARKING TO FRONT

## GARDEN WITH PERGOLA

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham. REF: 1091906



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

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