

1 Grove Mill Place, Carshalton, SM5 2TH
£550,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This beautifully presented three-bedroom end-of-terrace home is positioned on a quiet private road in the heart of Carshalton Village, forming one of just four houses. The property has been carefully maintained and improved by the current owners, offering a bright and comfortable living space with a double-aspect sitting and dining room featuring oak flooring and views over the rear garden. The well-sized kitchen includes a new worktop, Franke sink, Karndean flooring, and ample space for a dining table with four stools, setting it apart from similar homes in the area. Further highlights include a ground-floor cloakroom, a newly fitted high-spec bathroom, an ensuite with windows in both, and newly carpeted stairs, landing and back bedrooms.



ROOMS

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 12' 11" x 9' 0" (3.94m x 2.74m)

SITTING/DINING ROOM 16' 1" x 15' 6" (4.9m x 4.72m)

GARDEN 53' 4" x 17' 3" (16.26m x 5.26m)

WC

LANDING

BEDROOM 1 13' 5" x 10' 10" (4.09m x 3.3m)

BEDROOM 2 12' 5" x 8' 9" (3.78m x 2.67m)

BEDROOM 3 12' 6" x 6' 4" (3.81m x 1.93m)

BATHROOM

ENSUITE

GARAGE 17' 1" x 8' 3" (5.21m x 2.51m)

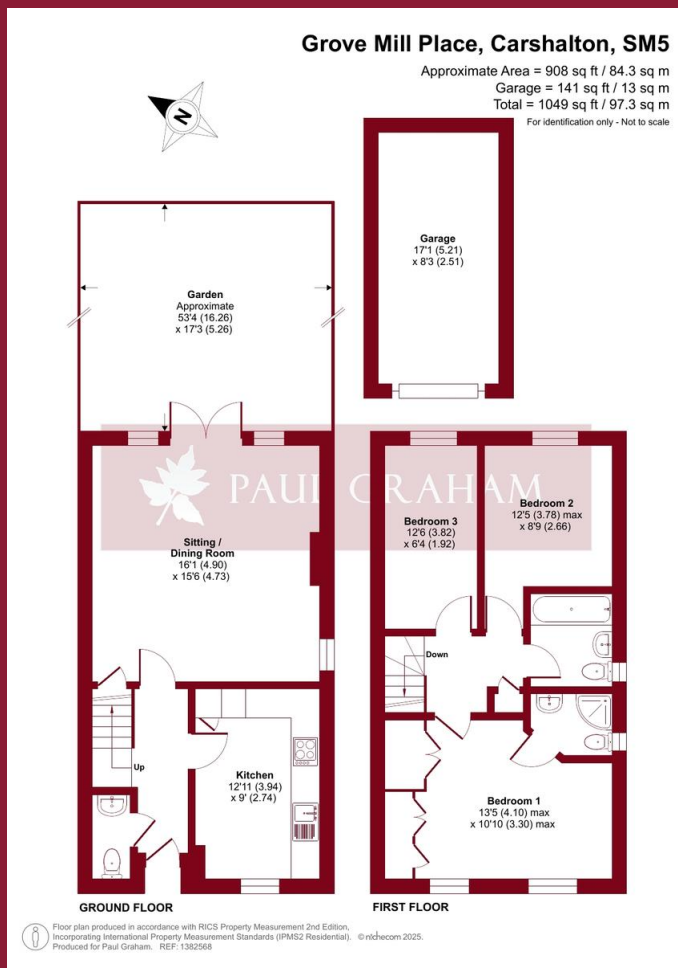
ALLOCATED PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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