



**Guide Price**  
**£550,000**

**Freehold**

4x  1x  2x 

**Groveside Close,  
Carshalton, Surrey, SM5**

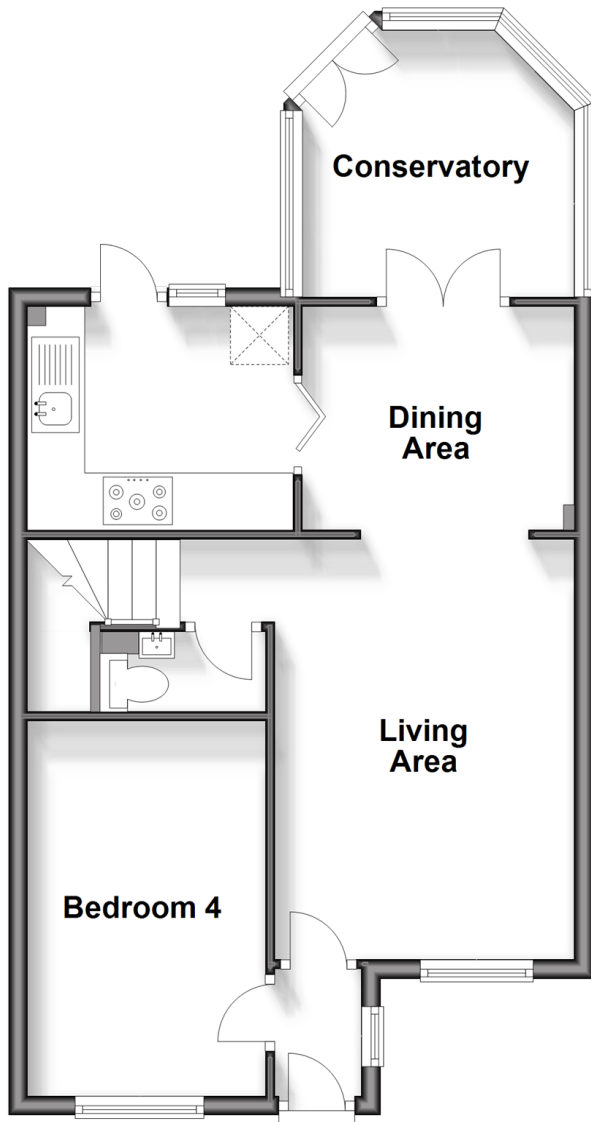
**OVER 60?**

Secure this property  
for up to **59% less!**

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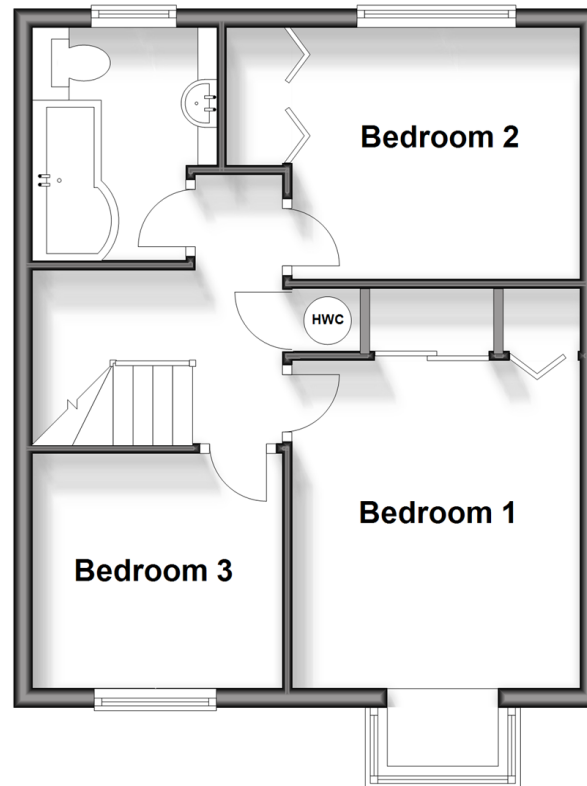
## Ground Floor

Approx. 51.8 sq. metres (557.7 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living Area: 14'7 x 10'4 (4.45m x 3.15m)

Dining Area: 9'10 x 7'9 (3.00m x 2.36m)

Kitchen: 9'4 x 7'6 (2.85m x 2.29m)

Conservatory: 9'1 x 8'3 (2.77m x 2.52m)

Bedroom 4: 12'6 x 7'4 (3.81m x 2.24m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 9'9 (3.41m x 2.97m)

Bedroom 2: 9'9 x 9'3 (2.97m x 2.82m)

Bedroom 3: 8'7 x 8'5 (2.62m x 2.57m)

Bathroom

### OUTSIDE

Driveway

Rear Garden





## Main features

- Fantastic detached house situated on a quiet cul-de-sac in a sought after location
- Downstairs cloakroom and family bathroom
- Driveway for 2 cars
- Good decorative order throughout
- Within reach of good schools and Carshalton College, Carshalton train station and local shops



### Nearest Schools

Primary: Muschamp Primary and Language Opportunity Base 0.1 miles, Rushy Meadow 0.3 miles

Secondary: Carshalton Boys Sports College 0.1 miles, Wandle Valley School 0.3 miles



### Transport Information

Train Stations: Carshalton 0.6 miles, Hackbridge 0.8 miles, Sutton Common 1.0 miles



### Address

Groveside Close, Carshalton, Surrey, SM5



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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