



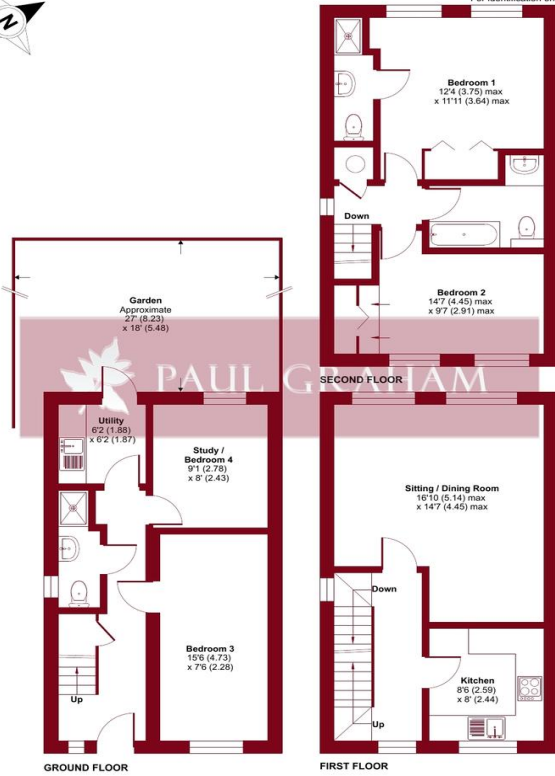
## 4 Highgrove Mews, Carshalton, SM5 2RF | **Guide Price £500,000 - £525,000 Freehold**

A spacious and versatile four-bedroom end-of-terrace townhouse offering approximately 1,140 sq ft of well-presented accommodation arranged over three floors. The property benefits from three bath/shower rooms, off-street parking and a generous private garden, while occupying a quiet modern cul-de-sac within walking distance of Carshalton Station and Carshalton Village.

## Highgrove Mews, Carshalton, SM5

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2026. Produced for Paul Graham. REF: 1482709

## ENTRANCE HALL

**SITTING/DINING ROOM** 16' 10" x 14' 7" (5.13m x 4.44m)

**KITCHEN** 8' 6" x 8' 0" (2.59m x 2.44m)

**UTILITY ROOM** 6' 2" x 6' 2" (1.88m x 1.88m)

**BEDROOM 1** 12' 4" x 11' 11" (3.76m x 3.63m)

## ENSUITE

**BEDROOM 2** 14' 7" x 9' 7" (4.44m x 2.92m)

## BATHROOM

**BEDROOM 3** 15' 6" x 7' 6" (4.72m x 2.29m)

**BEDROOM 4** 9' 1" x 8' 0" (2.77m x 2.44m)

## SHOWER ROOM

**GARDEN** 27' 0" x 18' 0" (8.23m x 5.49m)

## OFF ROAD PARKING



**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             | 72 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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