



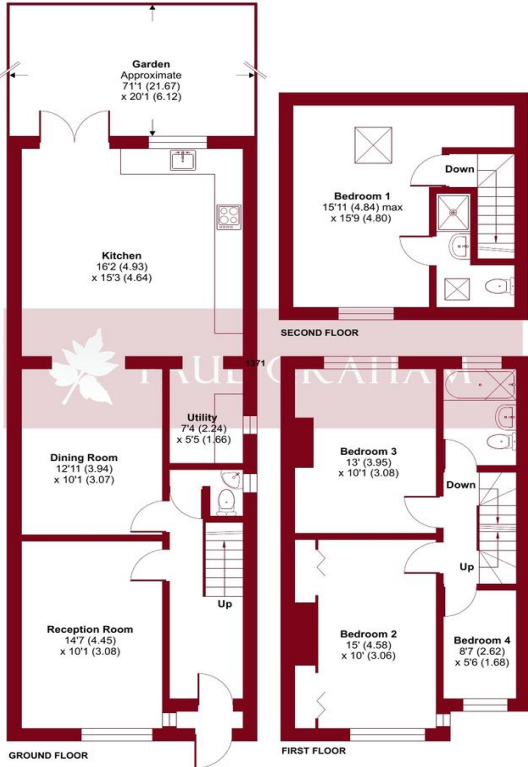
87 Carshalton Grove, Sutton, SM1 4NB | **Guide Price £650,000 - £675,000 Freehold**

A well-presented and extended four-bedroom semi-detached family home, featuring a loft conversion with en-suite, off-street parking and a generous rear garden. Positioned in a popular residential location within walking distance of Carshalton and Sutton train stations, the property offers versatile living space ideal for families and commuters alike.



Carshalton Grove, Sutton, SM1

Approximate Area = 1371 sq ft / 127.3 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). © nchecom 2026. Produced for Paul Graham. REF: 1404047

PORCH

ENTRANCE HALL

RECEPTION ROOM 14' 7" x 10' 1" (4.44m x 3.07m)

DINING ROOM 12' 11" x 10' 1" (3.94m x 3.07m)

KITCHEN 16' 2" x 15' 3" (4.93m x 4.65m)

UTILITY ROOM 7' 4" x 5' 5" (2.24m x 1.65m)

WC

WESTERLY ASPECT GARDEN 71' 1" x 20' 1" (21.67m x 6.12m)

BEDROOM 2 15' 0" x 10' 0" (4.57m x 3.05m)

BEDROOM 3 13' 0" x 10' 1" (3.96m x 3.07m)

BEDROOM 4 8' 7" x 5' 6" (2.62m x 1.68m)

BATHROOM

BEDROOM 1 15' 11" x 15' 9" (4.85m x 4.8m)

ENSUITE

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		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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