

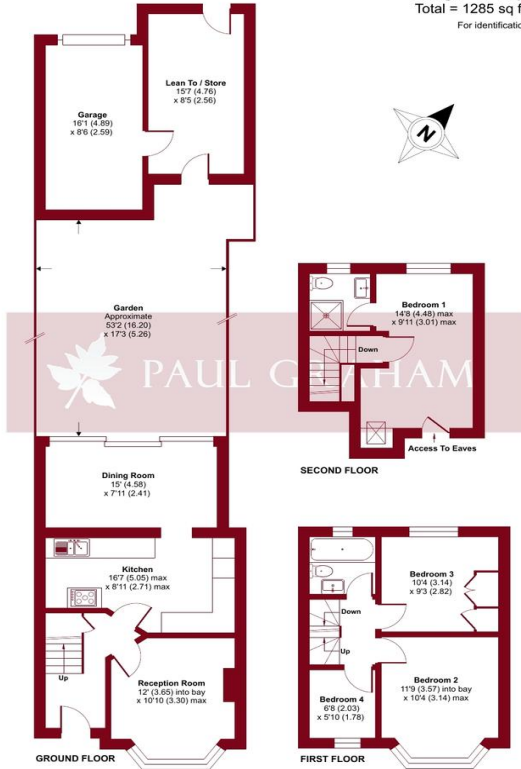


83 Bramblewood Close, Carshalton, SM5 1PQ | Guide Price £535,000 Freehold

A well-presented and extended four-bedroom terraced family home, ideally positioned in a quiet cul-de-sac overlooking a green. Offering spacious and versatile accommodation including a large kitchen/dining room, loft-converted principal bedroom with en-suite, and a generous rear garden extending to approximately 65ft. Further benefits include a garage and off-street parking to the rear, with Hackbridge railway station and Carshalton railway station both within walking distance, as well as highly regarded local schools nearby.

Bramblewood Close, Carshalton, SM5

Approximate Area = 1011 sq ft / 93.9 sq m
 Garage = 274 sq ft / 25.4 sq m
 Total = 1285 sq ft / 119.3 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 12' 0" x 10' 10" (3.66m x 3.3m)

KITCHEN 16' 7" x 8' 11" (5.05m x 2.72m)

DINING ROOM 15' 0" x 7' 11" (4.57m x 2.41m)

BEDROOM 2 11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM 3 10' 4" x 9' 3" (3.15m x 2.82m)

BEDROOM 4 6' 8" x 5' 10" (2.03m x 1.78m)

BATHROOM

BEDROOM 1 14' 8" x 9' 11" (4.47m x 3.02m)

ENSUITE

GARDEN 53' 2" x 17' 3" (16.21m x 5.26m)

GARAGE 16' 1" x 8' 6" (4.9m x 2.59m)

LEAN TO 15' 7" x 8' 5" (4.75m x 2.57m)

OFF ROAD PARKING At the rear of the property and in the garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1455476. © nrichcom 2026.



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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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