

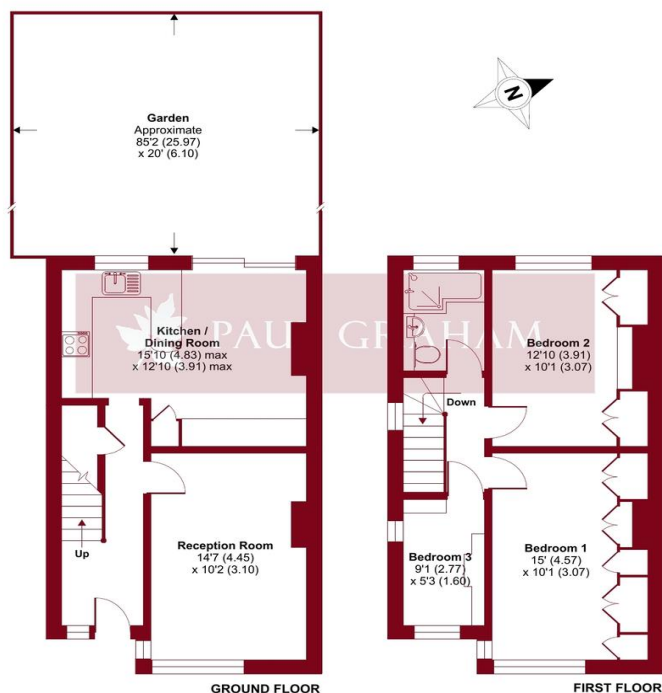


85 Carshalton Grove, Sutton, SM1 4NB | Guide Price £550,00 - £575,000 Freehold

A charming three bedroom semi-detached house presented in good condition throughout, ideally positioned on the popular Carshalton Grove within easy reach of both Sutton and Carshalton. Offering approximately 876 sq ft of accommodation, the property boasts a spacious open plan kitchen dining room, off street parking and a superb 85ft westerly aspect rear garden. Conveniently located close to well-regarded local schools, transport links and a range of local amenities.

Carshalton Grove, Sutton, SM1

Approximate Area = 876 sq ft / 81.3 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). © ncbhcom 2020. Produced for Paul Graham. REF: 1464801

ENTRANCE HALL

RECEPTION ROOM 14' 7" x 10' 2" (4.44m x 3.1m)

KITCHEN/DINING ROOM 15' 10" x 12' 10" (4.83m x 3.91m)

GARDEN 85' 2" x 20' 0" (25.96m x 6.1m)

LANDING

BEDROOM 1 15' 0" x 10' 1" (4.57m x 3.07m)

BEDROOM 2 12' 10" x 10' 1" (3.91m x 3.07m)

BEDROOM 3 9' 1" x 5' 3" (2.77m x 1.6m)

BATHROOM

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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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