

**Guide Price**  
**£600,000**

**Freehold**

3x 1x 1x

**Bramblewood Close,  
Carshalton, Surrey, SM5**

**OVER 60?**  
Secure this property  
for up to **59% less!**



**cubitt & west**  
Helping you move forwards



## Main features

- **Stunning end of terrace family home situated in a popular residential road**
- **Immaculate condition throughout**
- **Open plan kitchen/diner and downstairs cloakroom**
- **Close schools, local amenities and transport links**
- **Driveway for 2 cars and amazing rear garden**

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Living Room: 14'11 into bay x 10'5 (4.55m x 3.18m)

Kitchen/Diner: 19'6 x 17'0 (5.95m x 5.19m)

#### Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1: 11'2 x 9'3 (3.41m x 2.82m)

Bedroom 2: 10'8 x 10'1 (3.25m x 3.08m)

Bedroom 3: 9'2 x 6'2 (2.80m x 1.88m)

#### Bathroom

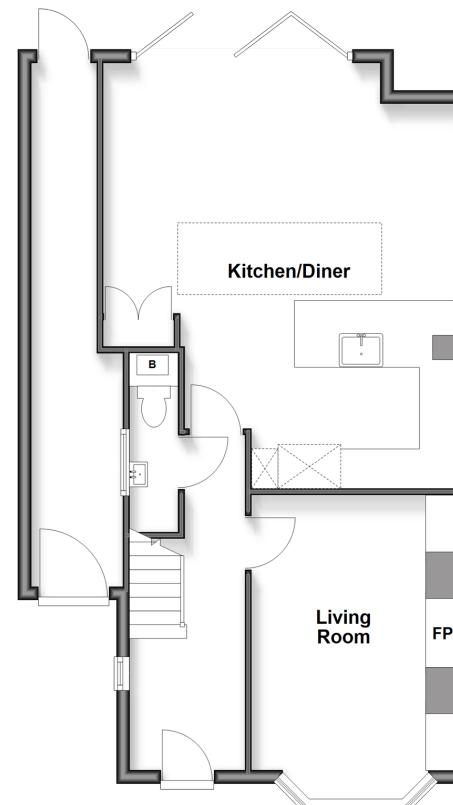
### OUTSIDE

#### Driveway

#### Rear Garden

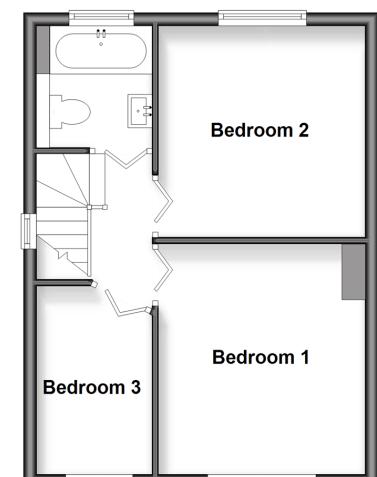
### Ground Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



### First Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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



CURRENT:  
C(69)

POTENTIAL:  
B(87)



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