

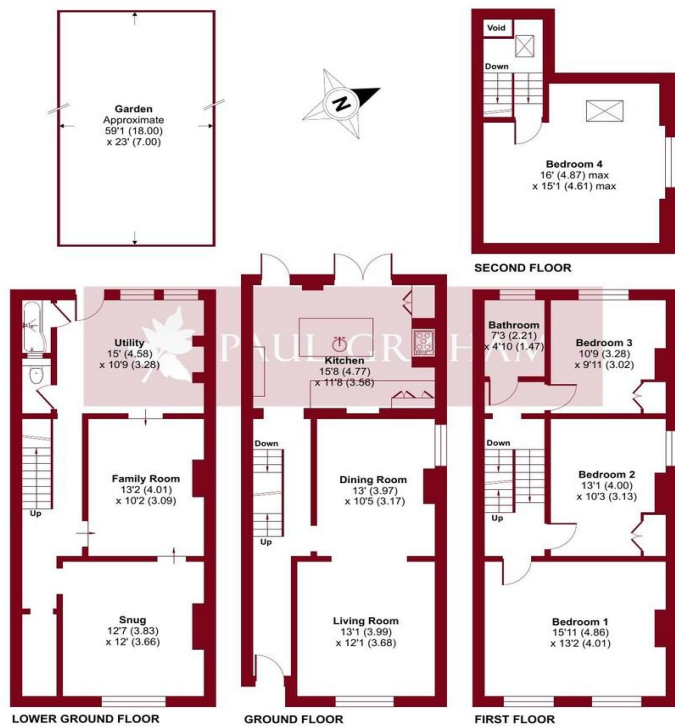


57 Carshalton Grove, Sutton, SM1 4LZ | £725,000 Freehold

A substantial and distinctive four-bedroom semi-detached home on Carshalton Grove, offering approximately 2,020 sq ft of versatile accommodation across four floors. With four reception rooms, a lower ground floor featuring a snug, family room and utility room, plus a large rear garden and off-road parking, it is well suited to family life. Ideally positioned within walking distance of both Sutton and Carshalton stations.

Carshalton Grove, Sutton, SM1

Approximate Area = 2020 sq ft / 187.6 sq m (excludes void)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2026. Produced for Paul Graham. REF: 1522497



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.

ENTRANCE HALL

LIVING ROOM 13' 1" x 12' 1" (3.99m x 3.68m)

DINING ROOM 13' 0" x 10' 5" (3.96m x 3.18m)

KITCHEN 15' 8" x 11' 8" (4.78m x 3.56m)

LANDING

BEDROOM 1 15' 11" x 13' 2" (4.85m x 4.01m)

BEDROOM 2 13' 1" x 10' 3" (3.99m x 3.12m)

BEDROOM 3 10' 9" x 9' 11" (3.28m x 3.02m)

BATHROOM

BEDROOM 4 16' 0" x 15' 1" (4.88m x 4.6m)

LOWER GROUND FLOOR HALL

UTILITY ROOM With Shower & WC

FAMILY ROOM 13' 2" x 10' 2" (4.01m x 3.1m)

SNUG 12' 7" x 12' 0" (3.84m x 3.66m)

GARDEN 59' 1" x 23' (18.01m x 7.01m)

OFF ROAD PARKING

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