



**8 Highgrove Mews, Carshalton, SM5 2RF | Guide Price £450,000 Freehold**

A beautifully presented two double bedroom end of terrace home situated in a quiet cul-de-sac just moments from the Wrythe Green Conservation Area. Boasting a landscaped rear garden with side access, off street parking and a ground floor WC, this lovely home is within walking distance of Carshalton station, Carshalton Village and a number of highly regarded schools, making it an ideal purchase for first time buyers, downsizers and young families alike.

# Highgrove Mews, Carshalton, SM5

Approximate Area = 606 sq ft / 56.2 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**KITCHEN** 8' 0" x 6' 6" (2.44m x 1.98m)

**RECEPTION ROOM** 15' 0" x 12' 8" (4.57m x 3.86m)

**WC**

**LANDING**

**BEDROOM 1** 12' 8" x 7' 11" (3.86m x 2.41m)

**BEDROOM 2** 12' 7" x 8' 3" (3.84m x 2.51m)

**BATHROOM**

**GARDEN** 30' 7" x 16' 11" (9.32m x 5.16m)

**OFF ROAD PARKING**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Paul Graham. REF: 1479671



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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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