



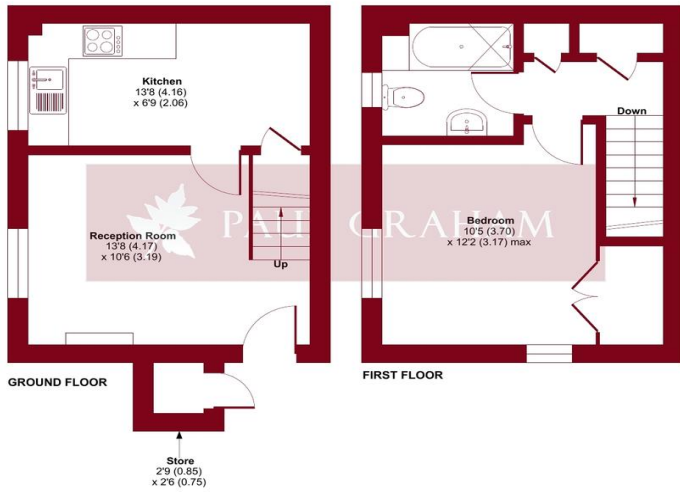
11 Highgrove Mews, Carshalton, SM5 2RF | Guide Price £325,000 Freehold

Guide Price £325,000 - £335,000. A unique one double bedroom house, ideally located close to highly regarded schools, local parks, shops and excellent transport links. Offered to the market with no onward chain, this property is perfect for first-time buyers or buy to let investors, with the added benefit of an allocated parking space, making it an excellent investment opportunity.



Highgrove Mews, Carshalton, SM5

Approximate Area = 484 sq ft / 44.9 sq m
Outbuilding = 7 sq ft / 0.6 sq m
Total = 491 sq ft / 45.5 sq m
For identification only - Not to scale



Guide Price £325,000 - £335,000. Offered to the market with no onward chain, this unique one double bedroom end of terrace house is ideal for first-time buyers or buy-to-let investors. Situated in a quiet cul-de-sac, the property features a bright reception room, a modern fitted kitchen, a spacious double bedroom with front and side aspects, a walk-in wardrobe, and allocated parking. The property also benefits from excellent storage throughout, including a generous under stairs cupboard, ample landing storage, and loft space, making it a practical and well-designed home.

RECEPTION ROOM 13' 8" x 10' 6" (4.17m x 3.2m)

KITCHEN/BREAKFAST ROOM 13' 8" x 6' 9" (4.17m x 2.06m)

FIRST FLOOR

LANDING

BEDROOM 12' 2" x 10' 5" (3.71m x 3.18m)

BATHROOM

OUTSIDE STORE

ALLOCATED PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Paul Graham. REF: 1501604



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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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