

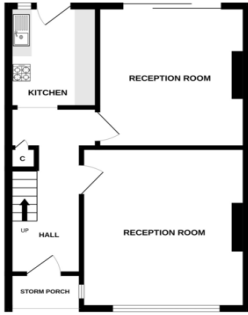


10 Brookside, Carshalton, SM5 3BW | **Guide Price £485,000 Freehold**

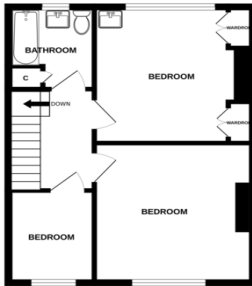
An attractive 3 bedroom home with garage located in the heart of Carshalton Village. The property is need of modernisation and occupies an enviable location by being within a short walk of Carshalton High Street, reputable schools, fantastic parks and the mainline station.

No Chain.

GROUND FLOOR
457 sq ft. (42.3 sq.m.) approx.



1ST FLOOR
425 sq ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq ft. (82.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE 11' 9" x 10' 7" (3.58m x 3.23m)

DINING ROOM 11' 9" x 11' 0" (3.58m x 3.35m)

KITCHEN 8' 5" x 6' 5" (2.57m x 1.96m)

LANDING

BEDROOM 1 12' x 11' 4" (3.66m x 3.45m)

BEDROOM 2 11' 7" x 11' 4" (3.53m x 3.45m)
(into wardrobes)

BEDROOM 3 8' 0" x 6' 2" (2.44m x 1.88m)

BATHROOM

GARDEN

GARAGE TO REAR

NO CHAIN



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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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