

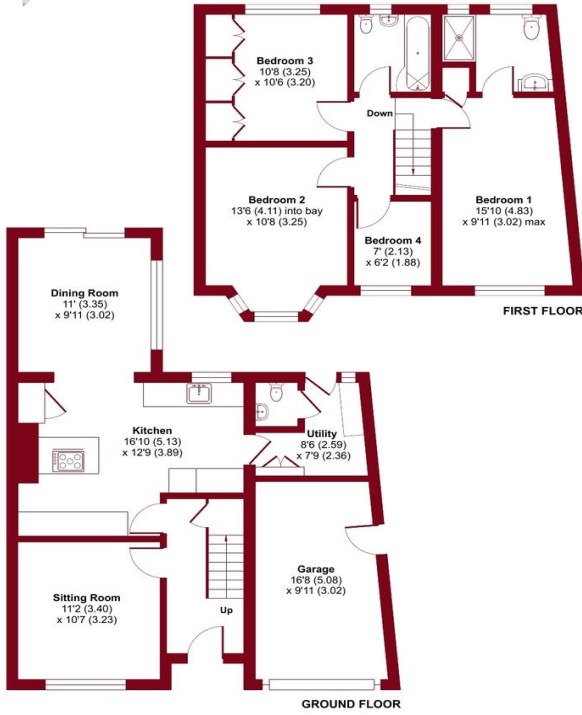


8 Fir Tree Grove, Carshalton, SM5 4NG | **Guide Price £650,000 Freehold**

Offered to the market with no onward chain, this stunning 4-bedroom semi-detached home boasts a double-story extension to the side, creating extra space for an en-suite bedroom, utility room and downstairs W/C. With a bright and airy living room, an open plan kitchen diner, four generously sized bedrooms, and two bathrooms, this property is perfect for families and professionals alike. Situated in Carshalton on the Hill, within reach of Carshalton Beeches and Wallington train stations, shops, Oaks Park, and highly-rated schools, this home seamlessly blends modern luxury with traditional charm.

Fir Tree Grove, Carshalton, SM5

Approximate Area = 1195 sq ft / 111 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1346 sq ft / 125 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 971977



ENTRANCE HALL

SITTING ROOM 11' 2" x 10' 7" (3.4m x 3.23m)

KITCHEN 16' 10" x 12' 9" (5.13m x 3.89m)

DINING ROOM 11' 0" x 9' 11" (3.35m x 3.02m)

UTILITY ROOM 8' 6" x 7' 9" (2.59m x 2.36m)

GARAGE 16' 8" x 9' 11" (5.08m x 3.02m)

BEDROOM 1 15' 10" x 9' 11" (4.83m x 3.02m)

EN SUITE SHOWER ROOM

BEDROOM 2 13' 6" x 10' 8" (4.11m x 3.25m)

BEDROOM 3 10' 8" x 10' 6" (3.25m x 3.2m)

BEDROOM 4 7' 0" x 6' 2" (2.13m x 1.88m)

FAMILY BATHROOM

WC

GARDEN

OFF ROAD PARKING

NO ONWARD 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		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk