



PAUL GRAHAM



## 5 Simms Close, Carshalton, SM5 2SJ | **Guide Price £600,000 Freehold**

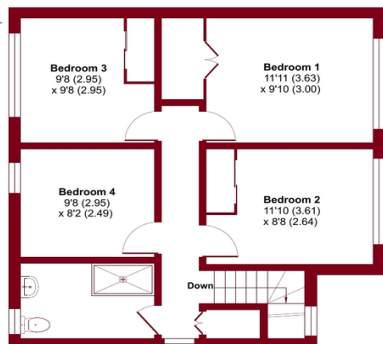
This spacious four-bedroom end-of-terrace house on a large corner plot features an extended open-plan kitchen diner, downstairs WC, study, and two additional reception rooms. Upstairs, you'll find four double bedrooms and a family bathroom. With off-street parking and a large corner garden, it offers ample space for multiple cars and outdoor activities. Located on Simms Close in Carshalton, this property enjoys a highly convenient location with excellent access to amenities and transport links. Carshalton train station is within walking distance, making it incredibly convenient for commuters. The station provides easy access to central London and other popular destinations.



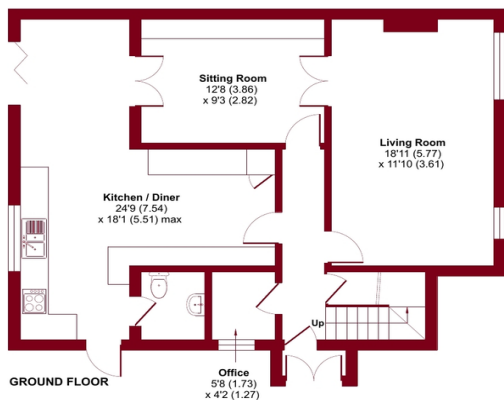
## Simms Close, Carshalton, SM5

Approximate Area = 1436 sq ft / 133.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Paul Graham. REF: 999147



## ENTRANCE HALL

**LIVING ROOM** 18' 11" x 11' 10" (5.77m x 3.61m)

**SITTING ROOM** 12' 8" x 9' 3" (3.86m x 2.82m)

**KITCHEN/DINER** 25' 9" x 18' 1" (7.85m x 5.51m)

## WC

**OFFICE** 5' 8" x 4' 2" (1.73m x 1.27m)

## GARDEN

**BEDROOM 1** 11' 11" x 9' 10" (3.63m x 3m)

**BEDROOM 2** 11' 10" x 8' 8" (3.61m x 2.64m)

**BEDROOM 3** 9' 8" x 9' 8" (2.95m x 2.95m)

**BEDROOM 4** 9' 8" x 8' 2" (2.95m x 2.49m)

## FAMILY BATHROOM

## OFF ROAD PARKING



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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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