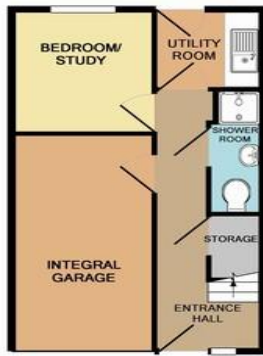




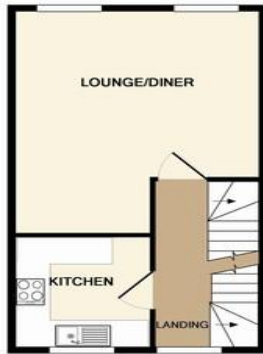
5 Highgrove Mews, Carshalton, SM5 2RF | **Guide Price £500,000 Freehold**

A bright and deceptively spacious 3 bedroom house offering flexible accommodation planned over 3 floors. The property is within walking distance of shops, restaurants, bus routes and Carshalton station.





GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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## GROUND FLOOR

ENTRANCE HALL

SHOWER ROOM/WC

UTILITY ROOM 6' 1" x 5' 9" (1.85m x 1.75m)

BEDROOM 3/OFFICE 9' 1" x 9' (2.77m x 2.74m)

GARAGE 16' 6" x 8' (5.03m x 2.44m)

## FIRST FLOOR LANDING

LIVING ROOM 14' 5" x 17' (4.39m x 5.18m)

KITCHEN 8' 4" x 8' 1" (2.54m x 2.46m)

## SECOND FLOOR LANDING

BEDROOM 1 11' 3" x 12' 3" (3.43m x 3.73m)

EN SUITE SHOWER ROOM

BEDROOM 2 11' 3" x 7' 5" (3.43m x 2.26m)

BATHROOM

GARDEN 34' (10.36m)

GARAGE & 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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