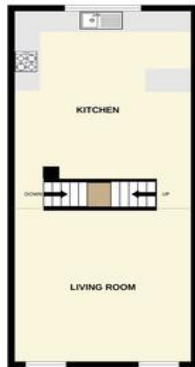




9 Bankside Close, Carshalton, SM5 3SB | Guide Price £450,000 Share of Freehold

A bright and spacious 3 bedroom town house with flexible family accommodation. The property is situated in a quiet cul de sac in the heart of Carshalton Beeches and short walk from shopping parades, bus routes and mainline station. Features include a large integral garage, triple glazing and well maintained communal gardens.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENTRANCE HALL

BEDROOM 3/OFFICE 10' 5" x 10' (3.18m x 3.05m)

SHOWER ROOM

INTEGRAL GARAGE

STAIRS TO FIRST FLOOR

KITCHEN/DINER 16' x 14' 6" (4.88m x 4.42m)

LIVING ROOM 15' 3" x 14' 6" (4.65m x 4.42m)

STAIRS TO TOP FLOOR

BEDROOM 1 16' 6" x 11' 6" (5.03m x 3.51m)

BEDROOM 2 14' 1" x 10' 9" (4.29m x 3.28m)

BATHROOM

COMMUNAL GARDENS



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	60 D	
39-54	E		
21-38	F		
1-20	G		

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