

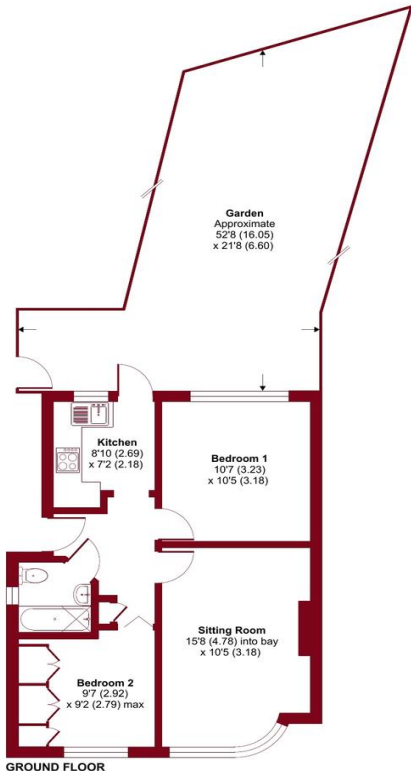


87 Reynolds Close, Carshalton, SM5 2AZ | **Guide Price £300,000 Leasehold**

A spacious 2 bedroom ground floor maisonette, offered with no onward chain. Two sizeable bedrooms, a spacious living room, a modern bathroom, and a well-appointed kitchen provide a perfect layout. Enjoy a private rear garden, off-road parking, and a newly extended lease for long-term peace of mind. Conveniently located with easy access to local amenities, schools, and transport links, this property is an ideal choice for a cosy and connected lifestyle. Don't miss out – schedule a viewing today!

Reynolds Close, Carshalton, SM5

Approximate Area = 522 sq ft / 48.4 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). © nxlhocom 2023. Produced for Paul Graham. REF: 1054714



ENTRANCE HALL

SITTING ROOM 15' 8" x 10' 5" (4.78m x 3.18m)

KITCHEN 8' 10" x 7' 2" (2.69m x 2.18m)

BEDROOM 1 10' 7" x 10' 5" (3.23m x 3.18m)

BEDROOM 2 9' 7" x 9' 2" (2.92m x 2.79m)

BATHROOM

GARDEN 52' 8" x 21' 8" (16.05m x 6.6m)

Approximate

OFF ROAD PARKING

NEWLY EXTENDED LEASE

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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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