



8 Brookside, Carshalton, SM5 3BW | **Guide Price £600,000 Freehold**

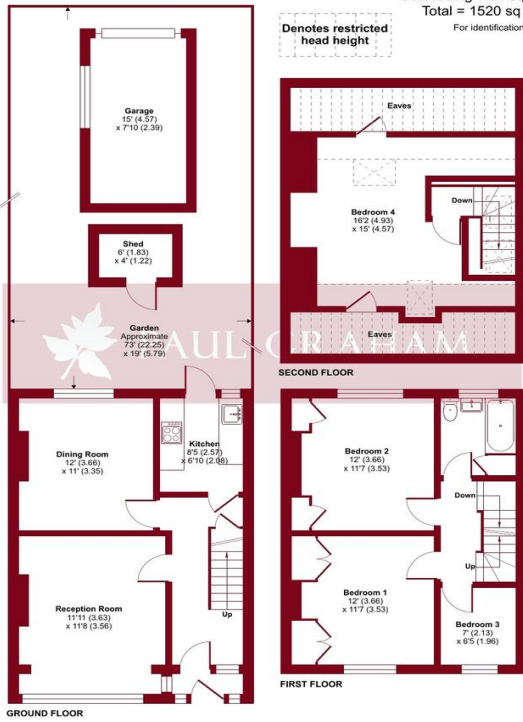
Nestled in the vibrant heart of Carshalton Village, this superb 4-bedroom terraced house offers a harmonious blend of comfort and convenience. Boasting two reception rooms and a galley kitchen, this home provides ample space for a family. Ascend the stairs to find four well-appointed bedrooms and a central bathroom, ensuring privacy and comfort for everyone. Step outside into the secluded rear garden. Plus, with the added convenience of a garage located at the rear of the garden, complete with parking, this property offers both practicality and charm. There's also the exciting potential to extend, subject to obtaining the necessary planning permissions.



Brookside, Carshalton, SM5

Approximate Area = 1143 sq ft / 106.1 sq m
 Limited Use Area(s) = 235 sq ft / 21.8 sq m
 Garage = 118 sq ft / 10.9 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1520 sq ft / 141 sq m

For identification only - Not to scale



PORCH

ENTRANCE HALL

RECEPTION ROOM 11' 11" x 11' 8" (3.63m x 3.56m)

DINING ROOM 12' 0" x 11' 0" (3.66m x 3.35m)

KITCHEN 8' 5" x 6' 10" (2.57m x 2.08m)

GARDEN 73' 0" x 19' 0" (22.25m x 5.79m)

GARAGE 15' 0" x 7' 10" (4.57m x 2.39m)

BEDROOM 1 12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM 2 12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM 3 7' 0" x 6' 5" (2.13m x 1.96m)

BATHROOM

BEDROOM 4 16' 2" x 15' 0" (4.93m x 4.57m)

EAVES STORAGE

SHED 6' 0" x 4' 0" (1.83m x 1.22m)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1190435



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		84 B
69-80	C		
55-68	D	63 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