



PAUL GRAHAM

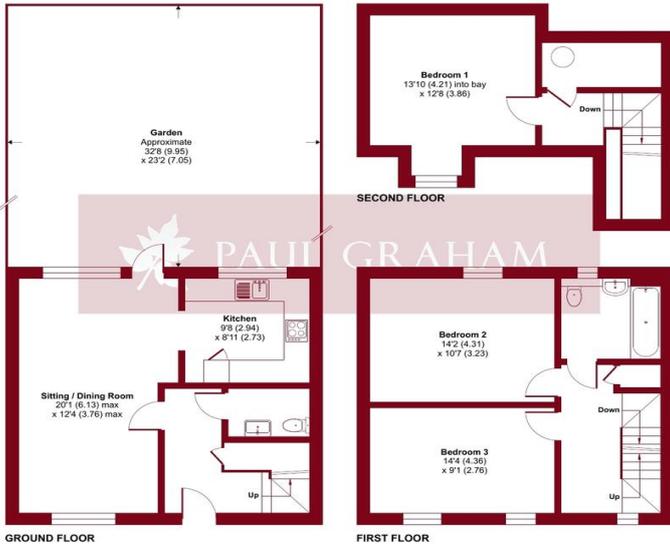


96 Groveside Close, Carshalton, SM5 2ET | **Guide Price £500,000 - £535,000**

A modern three-bedroom home offering spacious accommodation across three floors, featuring an open-plan kitchen/reception room, three double bedrooms, off-street parking, and a private landscaped garden. Situated in a highly convenient Carshalton location close to the train station, excellent schools, and local amenities, this well-presented property is ideal for families and commuters alike.

Groveside Close, Carshalton, SM5

Approximate Area = 1162 sq ft / 107.9 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING/DINING ROOM 20' 1" x 12' 4" (6.12m x 3.76m)

KITCHEN 9' 8" x 8' 11" (2.95m x 2.72m)

GARDEN 32' 8" x 23' 2" (9.96m x 7.06m)

WC

LANDING

BEDROOM 2 14' 2" x 10' 7" (4.32m x 3.23m)

BEDROOM 3 14' 4" x 9' 1" (4.37m x 2.77m)

BATHROOM

BEDROOM 1 13' 10" x 12' 8" (4.22m x 3.86m)

STORAGE ROOM

OFF-ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Paul Graham. REF: 1387018



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

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