



86 Bramblewood Close, Carshalton, SM5 1PG | £475,000 Freehold

A charming three bedroom terraced house offering approximately 752 sq ft 69.8 sq m of well-balanced accommodation, ideally located in a quiet residential Cul de sac in Carshalton. The property is presented in good condition throughout and features a spacious sitting dining room, modern fitted kitchen and conservatory leading onto a generous rear garden with a westerly aspect. Conveniently positioned within walking distance of both Carshalton and Hackbridge train stations, local amenities and well regarded schools, the property also offers excellent potential to extend further subject to the usual planning consents.

Bramblewood Close, Carshalton, SM5

Approximate Area = 752 sq ft / 69.8 sq m
For identification only - Not to scale

ENTRANCE HALL

SITTING/DINING ROOM 20' 10" x 10' 8" (6.35m x 3.25m)

KITCHEN 7' 6" x 6' 8" (2.29m x 2.03m)

CONSERVATORY 11' 5" x 7' 2" (3.48m x 2.18m)

GARDEN 60' 7" x 16' 10" (18.47m x 5.13m)

LANDING

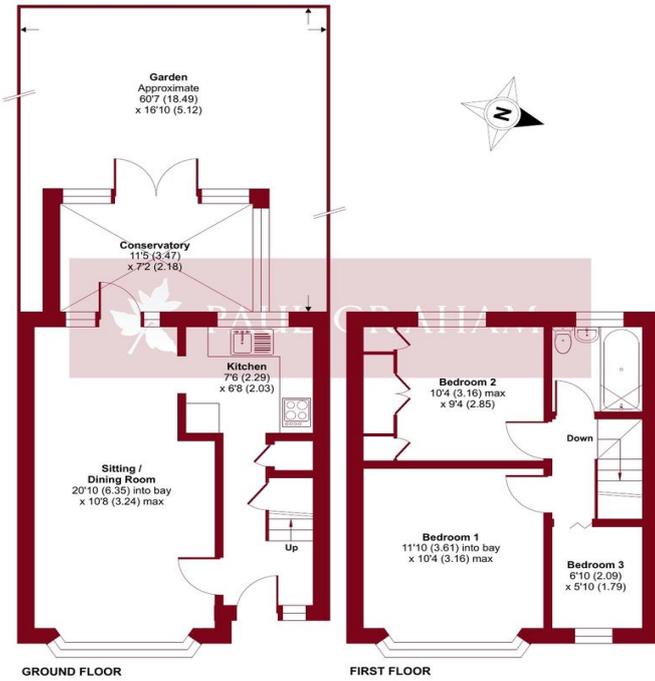
BEDROOM 1 11' 10" x 10' 4" (3.61m x 3.15m)

BEDROOM 2 10' 4" x 9' 4" (3.15m x 2.84m)

BEDROOM 3 6' 10" x 5' 10" (2.08m x 1.78m)

BATHROOM

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Paul Graham. REF: 141474



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		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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