



PAUL GRAHAM



18 Brookside, Carshalton, SM5 3BW | **Guide Price £499,950**

Located in the heart of Carshalton Village and rarely available. This extended 4 bedroom terraced family home is ready for someone to put their own stamp on the place and benefits from loft extension, rear extension, upstairs family bathroom, gas central heating, double glazing, large garden and garage to the rear. This property is conveniently located in a prime location for transport links, reputable schools and local amenities.





## PORCH

## ENTRANCE HALL

**LOUNGE** 14' 10" x 11' 9" (4.52m x 3.58m)

**DINING ROOM** 18' 3" x 11' 10" (5.56m x 3.61m)

**SITTING AREA** 10' 6" x 6' 8" (3.2m x 2.03m)

**KITCHEN** 9' 10" x 7' (3m x 2.13m)

## LANDING

**BEDROOM 1** 12' x 11' 6" (3.66m x 3.51m)

**BEDROOM 2** 11' 8" x 11' 6" (3.56m x 3.51m)

**BEDROOM 3** 8' 3" x 6' 3" (2.51m x 1.91m)

**BATHROOM** 9' 10" x 6' 4" (3m x 1.93m)

**LOFT ROOM** 13' 6" x 12' 6" (4.11m x 3.81m)

**GARDEN** 80' x 18' (24.38m x 5.49m)

## GARAGE AT REAR



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	58   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