



PAUL GRAHAM



31 Groveside Close, Carshalton, SM5 2EQ | **Guide Price £335,000**

A well presented and modern 2 bedroom mid terraced house which benefits from downstairs W/C, conservatory, allocated parking and gas central heating. Located at the end of a popular development close to schools, bus routes and shopping parades.



Ground Floor

1st Floor

Total Approx. Floor Area 581 Sq.Ft. (54.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014

ENTRANCE HALL

LIVING ROOM 18' 6" x 12' 12" (5.64m x 3.96m)

KITCHEN 7' 10" x 6' 12" (2.39m x 2.13m)

DOWNSTAIRS W/C

CONSERVATORY 9' 2" x 8' 5" (2.79m x 2.57m)

LANDING

BEDROOM 1 11' 6" x 8' 7" (3.51m x 2.62m)

BEDROOM 2 11' 7" x 5' 10" (3.53m x 1.78m)

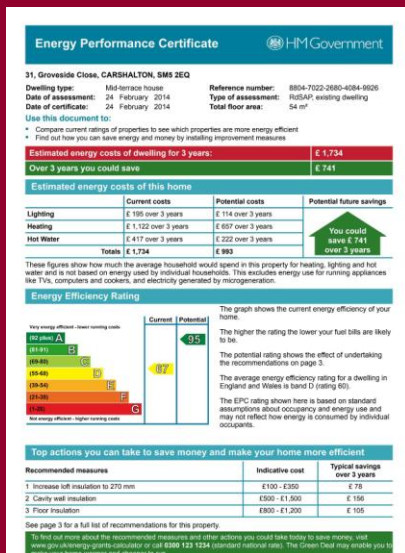
BATHROOM 6' 2" x 5' 8" (1.88m x 1.73m)

GARDEN 32' x 14' (9.75m x 4.27m)

ALLOCATED PARKING



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.



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