

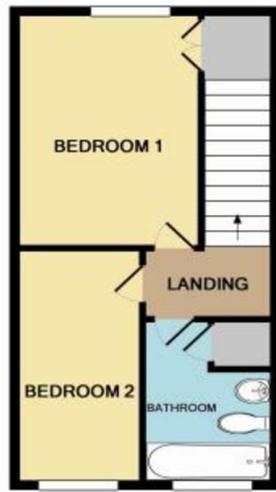


31 Groveside Close, Carshalton, SM5 2EQ | **Guide Price £335,000**

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

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

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
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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.

Energy Performance Certificate HM Government

31, Groveside Close, CARSHALTON, SM5 2EQ

Dwelling type: Mid-terrace house Reference number: 8804-7022-3080-0384-6026
 Date of assessment: 24 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 February 2014 Total floor area: 54 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,734
Over 3 years you could save:	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 114 over 3 years	
Heating	£ 1,122 over 3 years	£ 657 over 3 years	You could save £ 465
Hot Water	£ 417 over 3 years	£ 222 over 3 years	You could save £ 195
Totals	£ 1,734	£ 893	You could save £ 741 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measure	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 75
2 Cavity wall insulation	£500 - £1,500	£ 150
3 Floor insulation	£800 - £1,200	£ 105

See page 3 for a full list of recommendations for this property.
 We'd love to help you make the most of your property and find out how you could save money by installing improvement measures. Visit www.gov.uk/energy-graphic-calculator or call 0800 152 1524 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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