

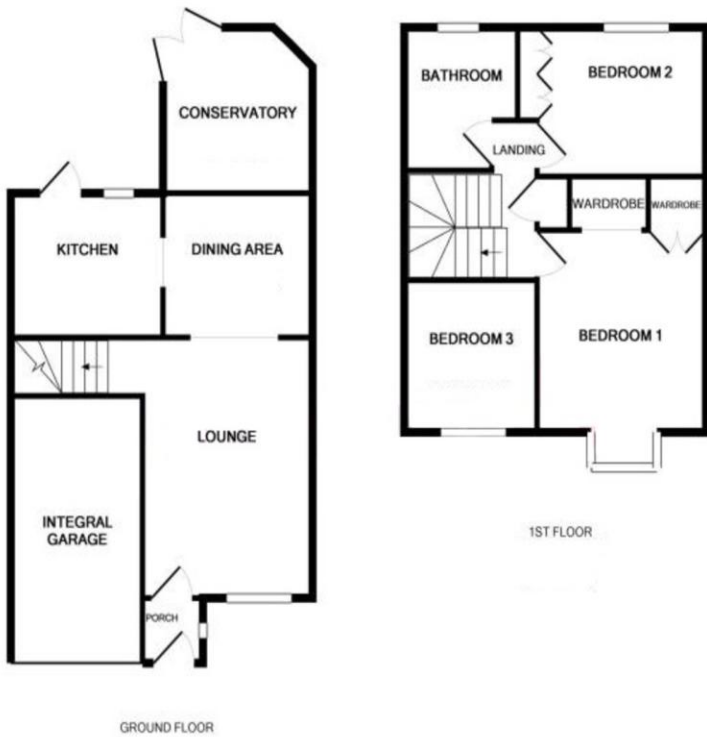


PAUL GRAHAM



64 Groveside Close, Carshalton, SM5 2ER | **Guide Price £425,000**

A modern three bedroom detached house with conservatory, double glazing, gas central heating, open plan lounge-dining room, garage and off road parking. The property is located on a popular development and quiet no through road close to schools, bus routes and shopping parades. No onward chain.



ENTRANCE HALL

LIVING ROOM 14' 4" x 10' 5" (4.37m x 3.18m)

DINING ROOM 9' 2" x 7' 10" (2.79m x 2.39m)

KITCHEN 9' 4" x 7' 7" (2.84m x 2.31m)

CONSERVATORY 9' 8" x 9' 2" (2.95m x 2.79m)

LANDING

BEDROOM 1 13' 8" x 9' 10" (4.17m x 3m)

BEDROOM 2 12' 2" x 8' 7" (3.71m x 2.62m)

BEDROOM 3 8' 10" x 8' 6" (2.69m x 2.59m)

FAMILY BATHROOM 8' 0" x 6' 4" (2.44m x 1.93m)

GARDEN 30' x 25' (9.14m x 7.62m)

GARAGE & OFF ROAD 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.

Energy Performance Certificate HM Government

64, Groveside Close, CARSHALTON, SM5 2ER

Dwelling type: Detached house Reference number: 8827-7625-1039-6565-6022
 Date of assessment: 25 October 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 October 2013 Total floor area: 73 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:	£ 2,727
Over 3 years you could save	£ 1,104

Estimated energy costs of this home			Potential future savings
Lighting	Current costs	Potential costs	You could save £ 1,104 over 3 years
Heating	£ 1,147 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 381 over 3 years	£ 243 over 3 years	
Totals	£ 2,727	£ 1,623	

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 5. 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 measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 531
2 Floor insulation	£800 - £1,200	£ 144
3 Draught proofing	£80 - £120	£ 45

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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