



PAUL GRAHAM



## 16 Green Close, Carshalton, SM5 2LR | **£599,950 Freehold**

A beautifully presented three-bedroom semi-detached home offering generous living space, including two reception rooms, two bathrooms (one en-suite), a converted loft room, and a garden workshop. Ideally positioned on Green Close a quiet and rarely available cul-de-sac where no property has been sold since 2008. Offered to the market with no onward chain, this is a rare opportunity not to be missed.

## Green Close, Carshalton, SM5

Approximate Area = 1287 sq ft / 119.5 sq m

Outbuilding = 329 sq ft / 30.5 sq m

Total = 1616 sq ft / 150 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Paul Graham. REF: 1329490



**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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE HALL

**SITTING ROOM** 17' 3" x 10' 9" (5.26m x 3.28m)

**DINING ROOM** 12' 0" x 9' 11" (3.66m x 3.02m)

**KITCHEN** 18' 4" x 6' 11" (5.59m x 2.11m)

**BEDROOM 1** 12' 10" x 10' 9" (3.91m x 3.28m)

## ENSUITE

**BEDROOM 2** 18' 5" x 8' 10" (5.61m x 2.69m)

**BEDROOM 3** 9' 3" x 8' 3" (2.82m x 2.51m)

## BATHROOM

**LOFT ROOM** 24' 4" x 10' 2" (7.42m x 3.1m)

## GARDEN

**WORKSHOP** 23' 4" x 19' 10" (7.11m x 6.05m)

## OFF-ROAD PARKING

## NO ONWARD CHAIN

## CARSHALTON

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