

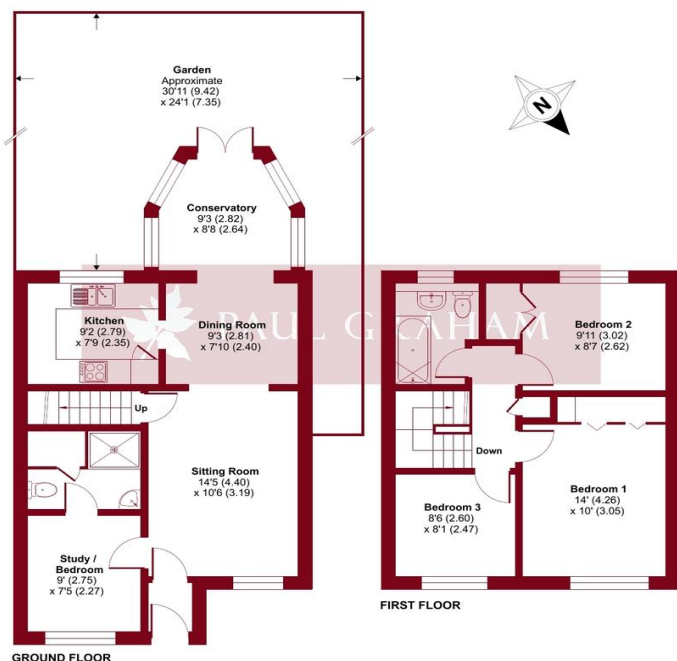


68 Groveside Close, Carshalton, SM5 2ER | **Guide Price £550,000 Freehold**

A well-presented three/four bedroom semi-detached home set within Groveside Close, a popular modern development in Carshalton. The property offers flexible accommodation including a converted garage providing a ground floor bedroom or study with an en-suite wet room, alongside a living room, dining area and conservatory. Further benefits include a modern kitchen and bathroom, landscaped rear garden and generous off-street parking.

Groveside Close, Carshalton, SM5

Approximate Area = 990 sq ft / 91.9 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). © ncbhcom 2026. Produced for Paul Graham. REF: 1405898

ENTRANCE HALL

SITTING ROOM 14' 5" x 10' 6" (4.39m x 3.2m)

DINING ROOM 9' 3" x 7' 10" (2.82m x 2.39m)

KITCHEN 9' 2" x 7' 9" (2.79m x 2.36m)

CONSERVATORY 9' 3" x 8' 8" (2.82m x 2.64m)

STUDY/BEDROOM 9' 0" x 7' 5" (2.74m x 2.26m)

SHOWER ROOM

GARDEN 30' 11" x 24' 1" (9.42m x 7.34m)

BEDROOM 1 14' 0" x 10' 0" (4.27m x 3.05m)

BEDROOM 2 9' 11" x 8' 7" (3.02m x 2.62m)

BEDROOM 3 8' 6" x 8' 1" (2.59m x 2.46m)

BATHROOM

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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