



**Price**  
**£550,000**

**Freehold**

3x  2x  2x 

**Groveside Close,  
Carshalton, Surrey, SM5**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- **Fantastic detached house offered chain free**
- **Sought after location in a quiet cul-de-sac**
- **Good decorative order**
- **Driveway and garage**
- **Within reach of Carshalton train station, local shops, schools and Carshalton College**

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 16'7 x 11'2 (5.06m x 3.41m)

Dining Room: 10'0 x 8'8 (3.05m x 2.64m)

Kitchen: 9'8 x 9'8 (2.95m x 2.95m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 11'2 (3.69m x 3.41m)

En-Suite Shower Room

Bedroom 2: 21'2 x 8'1 (6.46m x 2.47m)

Bedroom 3: 9'5 x 7'7 (2.87m x 2.31m)

Bathroom

### OUTSIDE

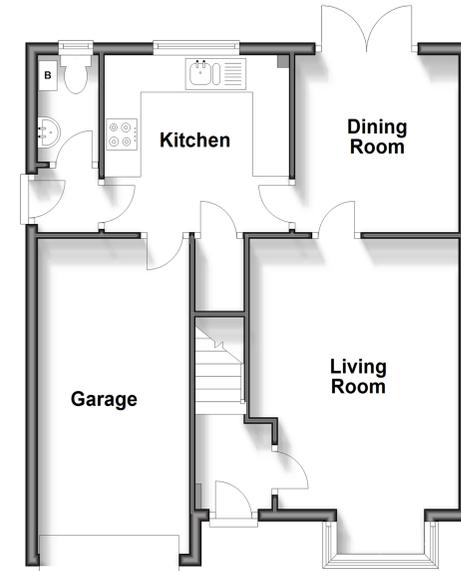
Driveway

Garage

Rear Garden

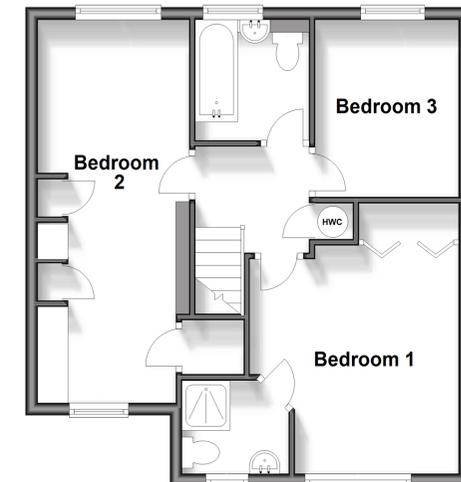
### Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



### First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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