



85 Groveside Close, Carshalton, Surrey, SM5 2ET
Offers in Excess of £625,000

A four bedroom detached property occupying a wider than average plot on this popular modern residential development, providing generous accommodation including four bedrooms and two bathrooms and offered with the benefit of granted planning permission for extension.



***Spacious Longe *Separate Dining Room
*Large Blocked Paved Driveway
*No Chain**

Double Glazed Door to:

Entrance Hall

Radiator, door to:

Lounge - 16' 3" x 13' 5" (4.95m x 4.09m)

Dual aspect double glazed windows, radiators, door to:

Dining Room - 10' 2" x 8' 11" (3.10m x 2.72m)

Double glazed doors to rear garden, radiator.

Kitchen - 12' 5" x 10' 1" (3.78m x 3.07m)

Sink unit with cupboards and drawers below, work surfaces with cupboards and drawers below, matching eye level cupboards, built in oven, hob and extractor hood above, radiator, double glazed window.

Utility Room - 7' 10" x 6' 4" (2.39m x 1.93m)

Sink unit with plumbing for washing machine below, double glazed windows, wall mounted boiler, radiator, double glazed door to side.

Downstairs Cloakroom

Low level WC, wash hand basin, double glazed windows, towel radiator.



Stairs to First Floor Landing

Access to loft space, airing cupboard housing hot water tank.

Bedroom One - 11' 6" x 11' 1" (3.50m x 3.38m)

Double glazed windows, built in wardrobe cupboards, radiator, door to:

En-suite Shower Room

Shower cubicle with wall mounted shower unit, wash hand basin, low level WC, double glazed windows, towel radiator.

Bedroom Two - 10' 6" x 8' 11" (3.20m x 2.72m)

Double glazed windows, radiator, built in cupboards.

Bedroom Three - 9' 11" x 7' 9" (3.02m x 2.36m)

Double glazed windows, radiator, built in cupboard.

Bedroom Four - 8' 6" x 8' 11" (2.59m x 2.72m)

Double glazed windows, built in cupboards, radiator.

Bathroom

Panel enclosed bath, pedestal wash hand basin, low level WC, double glazed windows, towel radiator.

Outside

Rear garden extending to approx. 40ft x 40ft with paved patio area, lawn area, garden shed, side access.

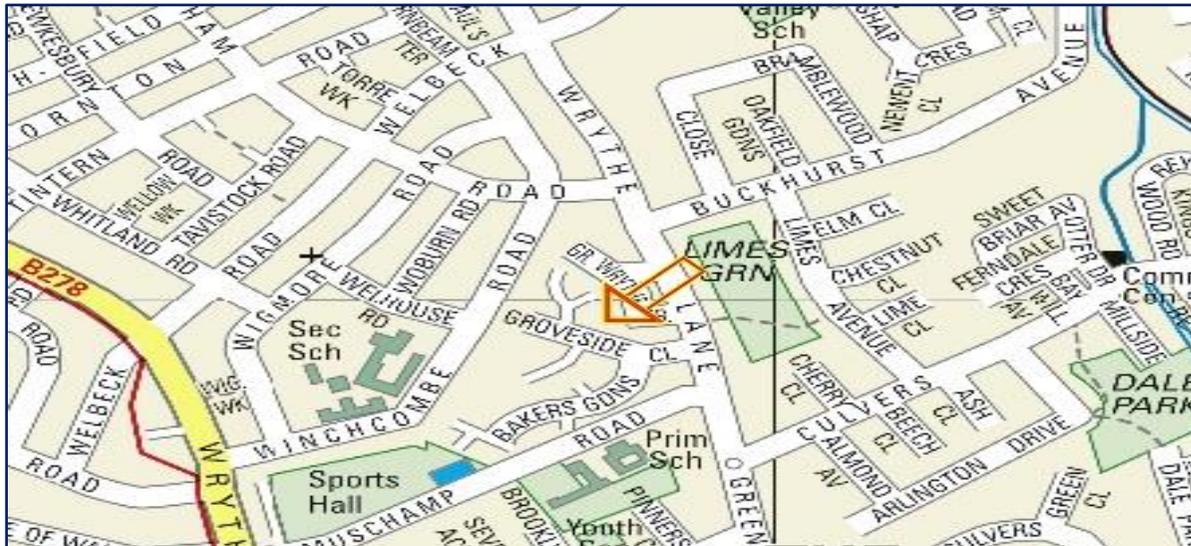
Integral Garage

With power and light.

Large Block Paved Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - F
Local Authority: London Borough of Sutton
Tenure - Freehold



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