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RICS

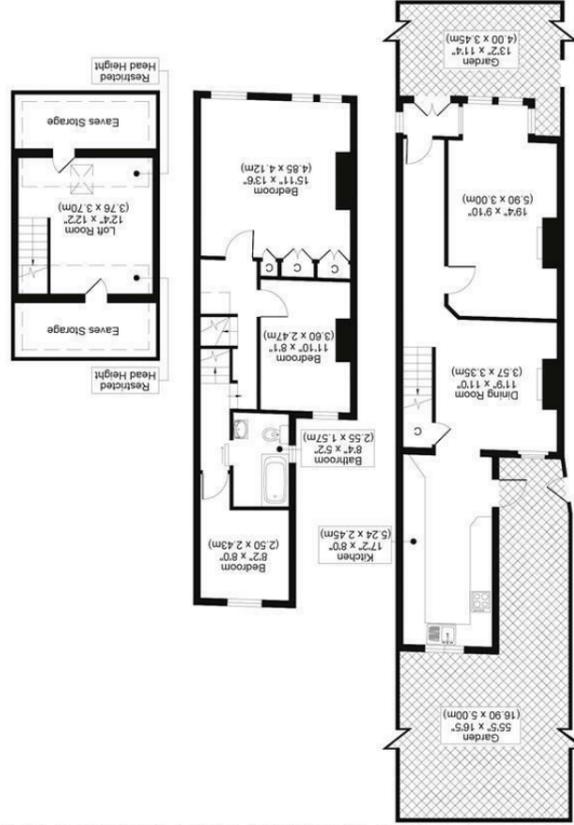
The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



CARSHALTON ROAD, SM1
 TOTAL APPROX FLOOR PLAN AREA EXCLUDE EAVES STORAGE AND RESTRICTED HEAD HEIGHT 1172 SQ.FT (109 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA INCLUDE EAVES STORAGE AND RESTRICTED HEAD HEIGHT 1381 SQ.FT (128 SQ.M)



CHRISTIES



CARSHALTON ROAD, SUTTON SM1 4RS

OFFERS IN EXCESS OF £580,000

WELCOME TO THIS CHARMING SEMI-DETACHED HOME ON CARSHALTON ROAD, SUTTON. OFFERING GENEROUS LIVING SPACE AND A WARM, WELCOMING ATMOSPHERE, THIS DELIGHTFUL PROPERTY IS IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE.

THE GROUND FLOOR FEATURES TWO SPACIOUS RECEPTION ROOMS THAT FLOW SEAMLESSLY THROUGH TO THE KITCHEN AND OUT INTO THE GARDEN, CREATING THE PERFECT SETTING FOR ENTERTAINING GUESTS OR ENJOYING RELAXED FAMILY TIME.

UPSTAIRS, THE PROPERTY OFFERS THREE COSY AND WELL-PROPORTIONED BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND RELAXATION. THE WELL-MAINTAINED FAMILY BATHROOM ENSURES EVERYDAY COMFORT AND CONVENIENCE. IN ADDITION, THE LOFT ROOM IS CURRENTLY USED AS A HOME OFFICE/DRESSING ROOM, BUT OFFERS FLEXIBLE USE TO SUIT YOUR INDIVIDUAL NEEDS.

IDEALLY LOCATED IN THE HEART OF SUTTON, THE PROPERTY BENEFITS FROM EASY ACCESS TO LOCAL AMENITIES, REPUTABLE SCHOOLS, AND EXCELLENT TRANSPORT LINKS.

RESIDENTS' PARKING PERMITS ARE AVAILABLE VIA SUTTON COUNCIL.

THIS LOVELY HOME OFFERS SPACE, FLEXIBILITY, AND A FANTASTIC LOCATION—EARLY VIEWING IS HIGHLY RECOMMENDED.

- SOUGHT AFTER LOCATION
- LOFT ROOM
- CLOSE TO LOCAL AMENITIES AND STATIONS
- RESIDENTS PARKING PERMIT
- EPC RATING D
- COUNCIL TAX BAND D

