



14 Carshalton Grove

| WV2 2QZ | Offers In The Region Of £230,000

ROYSTON  
& LUND

- 3 Bedroom Semi-Detached
- Kitchenette with Gas Hob
- Rear Garden with Decking
- Driveway Parking
- EPC Rating - TBC
- Living Room-into-Diner
- Bathroom with Shower
- North-Facing Garden
- ~ Freehold
- Council Tax Band - B





**\*\*NO UPWARD CHAIN\*\***

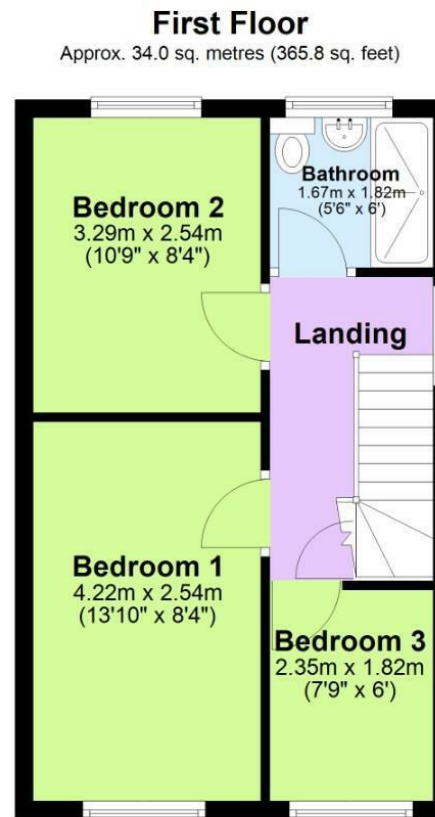
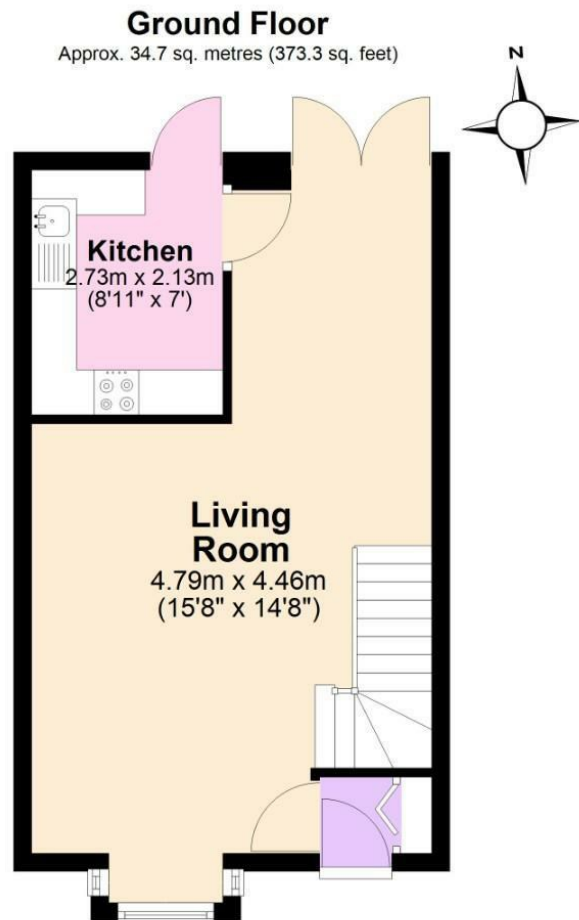
We are pleased to present this three bedroom semi-detached property, comprising of a small entrance which leads straight into a through lounge with a dining area in one.

The lounge consists of a chic staircase which lead up to two reasonable sized bedrooms and a further smaller room along with a fitted bathroom.

The kitchen is off the dining area with a set of French doors that lead out to the garden featuring a gazebo and decking in the centre that surrounded by slabbing, lawn and shrubs.

The property has a front garden and off road parking with a driveway and side access to the garden.





Total area: approx. 68.7 sq. metres (739.1 sq. feet)



**EPC**

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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