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Arlington Drive, Carshalton SM5 2EY



welcome to

Arlington Drive, Carshalton

This absolutely stunning two bedroom house has been extended and thoughtfully refurbished throughout to create a practical family home that really raises the bar.



This absolutely stunning two bedroom house has been extended and thoughtfully refurbished throughout to create a practical family home that really raises the bar. We start downstairs with the impressive lounge which opens onto the dining area; a superb, combined space to entertain friends and family. This in turn leads to the kitchen which was recently installed two years ago and been finished to a high standard. Before we venture out to the garden you will find a well appointed bathroom suite which is nicely tucked around the corner. The garden itself has been landscaped to incorporate a large, decked area to the front and a selection of mature, pretty flowers adorn the perimeter. What was the garage at the foot of the garden has been skilfully converted into an amazing multi-purpose room which could be deployed as an office, games room, gym or further entertaining space depending on one's preference. Upstairs hosts both light and airy bedrooms with a separate WC servicing one of the rooms. Arlington Drive is an excellent location surrounded by reputable local schools and within easy reach of both Carshalton and Hackbridge train stations. In our view, this home really needs to be seen to be appreciated so call now to arrange your viewing before its too late!



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welcome to

Arlington Drive, Carshalton

- STUNNING TWO BEDROOM HOUSE
- DRIVEWAY
- MULTI-PURPOSE OUTBUILDING WITH ELECTRICITY CONNECTED
- NEWLY FITTED KITCHEN
- LARGE THROUGH LOUNGE

Tenure: Freehold EPC Rating: C

offers in excess of

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG105669 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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