



**The Causeway, Carshalton SM5 2NB**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

**The Causeway, Carshalton**

Situated in a quiet no-through road in ever popular Carshalton, find this attractive semi-detached family home which would benefit from some internal cosmetic updating.



Situated in a quiet no-through road in ever popular Carshalton, find this attractive semi-detached family home which would benefit from some internal cosmetic updating. The house has remained in the same family for many years and been very well maintained, however, would now best suit a family keen to add their own decorative stamp to a property. The house provides a generous mix of living and entertaining spaces, as well as a pretty garden and garage which can be accessed from the side of the property. The Causeway is a quiet setting yet extremely well served by schools, transport links and amenities. This particular house is presented to the market with no upward chain, therefore early internal inspection is recommended to avoid disappointment.



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welcome to

## The Causeway, Carshalton

- SEMI-DETACHED FAMILY HOME
- QUIET NO-THROUGH ROAD
- MATURE REAR GARDEN
- GARAGE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLG105774 - 0002

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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