



Muschamp Road, Carshalton, Surrey, SM5 2SE
Offers in Excess of £500,000

A brand new three bedroom end of terrace property, having been built to a high specification with quality finishing, including a superb open plan kitchen, dining room, luxury bathroom and three good size bedrooms. The property is situated in a sought after location close to local schools, shops and excellent transport links.



***NhBc guarantee *South facing rear garden
*Close to St.Helier hospital *No chain**

Entrance Hall

Leading to:

Living Room - 12' 0" x 9' 8" (3.65m x 2.94m)

Front aspect, floor panels

Shower Room - 7' 10" x 2' 7" (2.39m x 0.79m)

Modern shower room

Kitchen/Diner - 18' 8" x 13' 7" (5.69m x 4.14m)

Large open plan modern kitchen/dining room,
window over the sink, door opening into the
garden



First Floor Landing

Leading to:

Bedroom 1 - 13' 5" x 9' 8" (4.09m x 2.94m)

Rear aspect, carpeted throughout, radiator

Bedroom 2 - 11' 10" x 7' 9" (3.60m x 2.36m)

Front aspect, carpeted throughout, radiator

Bedroom 3 - 14' 1" x 5' 5" (4.29m x 1.65m)

Front aspect, carpeted throughout, radiator

Bathroom - 6' 11" x 5' 7" (2.11m x 1.70m)

Side aspect window, modern bathroom

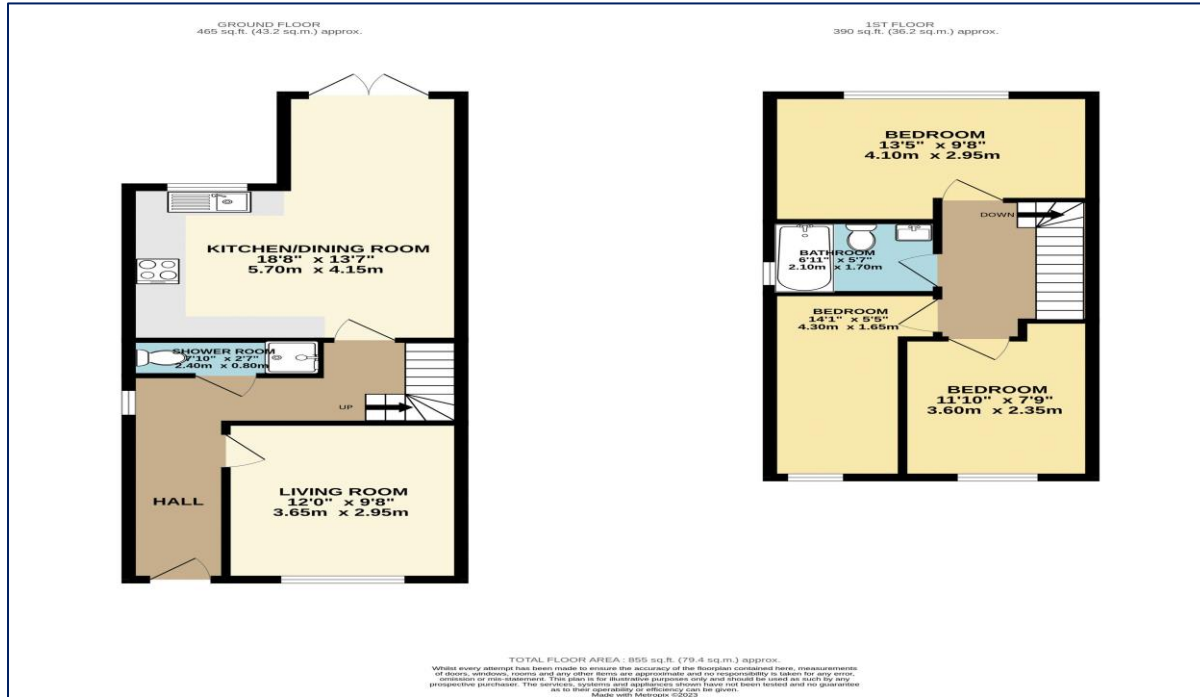
Outside

Driveway

Rear Garden

Large, south facing garden





Council Tax – N/A
Local Authority: London Borough of Sutton
Tenure - Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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