



Arlington Drive, Carshalton, Surrey, SM5 2EX
Guide Price £480,000

Offered with NO CHAIN a well presented and deceptively spacious extended 2 bedroom End of Terrace house. The property benefits from being positioned on a wide corner plot and has been tastefully extended to the ground floor (with further extension potential (STPP) already with 2 reception rooms and a 13' kitchen/breakfast room. The property is ideally located in a quiet Crescent, close to local shops, schools and transport facilities.



***NO CHAIN *13' 4 Kitchen/Breakfast Room
*2 Double Bedrooms *Large Garden (Corner plot) further extension potential (STPP)
+ Detached Garage**

Canopied front door
Leading to entrance hall

Entrance Hall
Door leading to:

Living Room - 14' 5" x 11' 2" (4.39m x 3.40m)
Front aspect, open through to dining room

Dining Room - 14' 3" x 9' 4" (4.34m x 2.84m)
Rear aspect, doors out to garden. Door to large storage cupboard. Door to kitchen.

Kitchen/Breakfast Room - 13' 4" x 9' 2" (4.06m x 2.79m)
Rear and side aspect. Door to garden

Stairs leading to first floor landing
Doors to:

Bedroom 1 - 11' 6" x 11' 3" (3.50m x 3.43m)

Front aspect, built in wardrobe cupboard

Bedroom 2 - 12' 6" x 8' 2" (3.81m x 2.49m)

Rear aspect

Family Bathroom - 8' 8" x 5' 9" (2.64m x 1.75m)

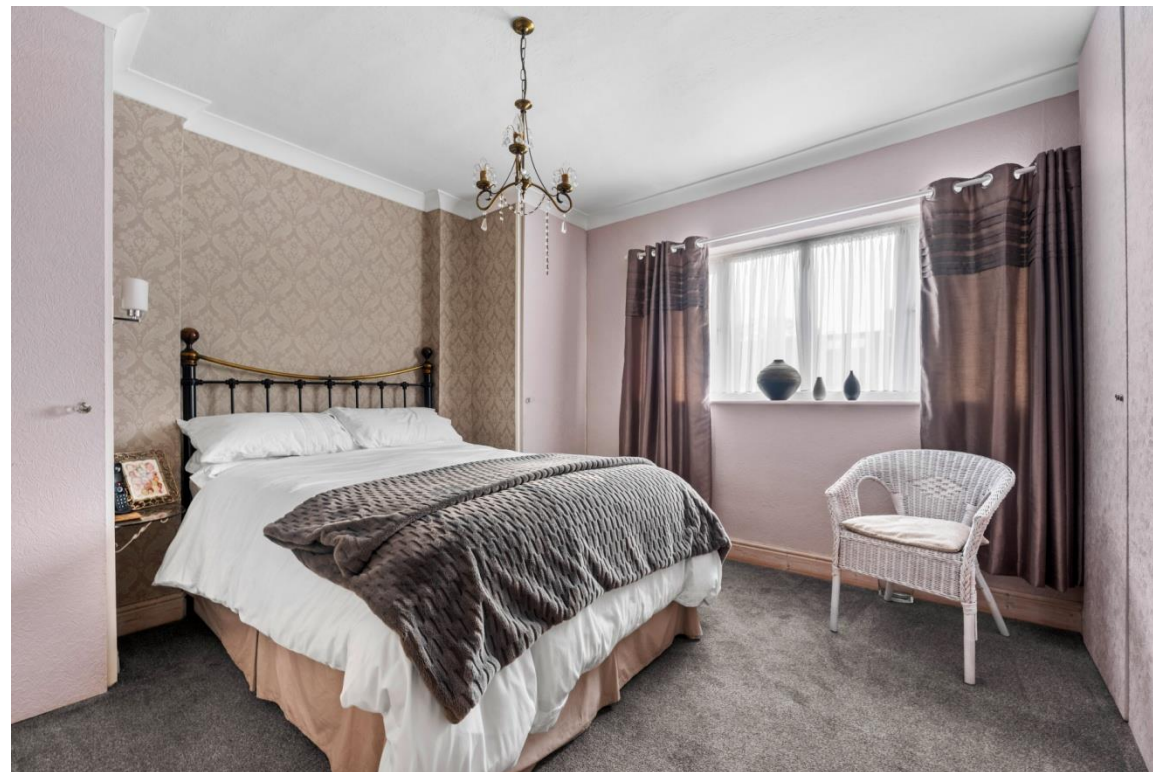
Rear aspect

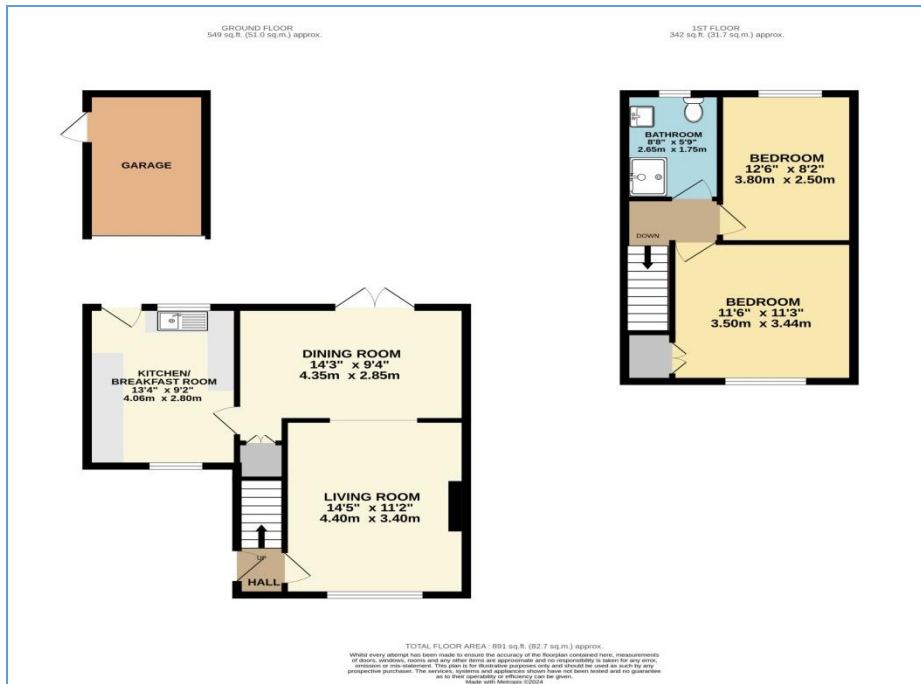
Outside

Large rear garden on wide corner plot

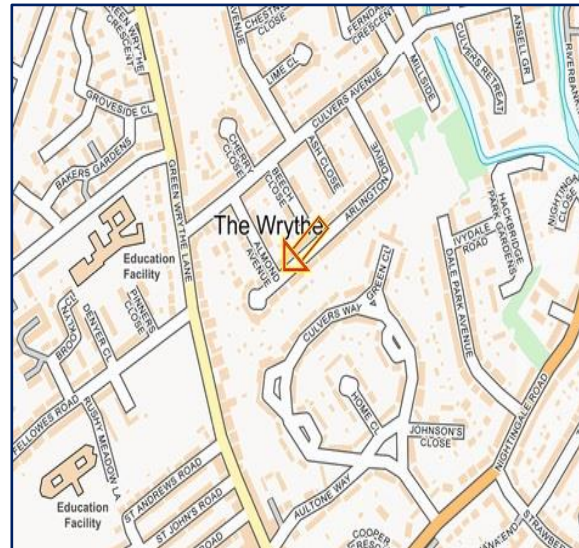
Side access

Detached Garage at rear





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - D Local Authority: London Borough of Sutton Tenure - Freehold



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