



Flat 10 Rossignol Gardens, Carshalton, SM5 2ED



Guide price £300,000

**Cromwells**  
ESTATE AGENTS



## Flat 10 Rossignol Gardens

Carshalton, SM5 2ED

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A great opportunity to own this delightful ground floor flat boasting a well-presented interior with a spacious open plan reception room, perfect for entertaining guests or simply relaxing after a long day. With two bedrooms, this property offers a comfortable living space for individuals or small families. It offers a modern kitchen and bathroom, residents parking and a long recently extended lease.

The property enjoys a great convenient location in Carshalton, with both Carshalton and Hackbridge train stations within easy reach and bus links serving Sutton, Croydon, Tooting and Wallington. The Grove Park offers local green space to enjoy, together with Carshalton Village and all the amenities it has to offer.

Don't miss the opportunity to own this purpose-built flat in a sought-after location. Whether you're a first-time buyer, an investor or looking to downsize, this property has all the makings of a wonderful home.



### Accommodation

Security phone entry system, glazed door into communal hall. Front door into

#### Entrance Hall

Security phone entry system, laminate flooring, built in storage cupboard.

#### Open plan Living Dining Room

Coved ceiling, laminate flooring, double glazed bay window to front aspect.

#### Kitchen

Range of fitted kitchen units and drawers with laminate worksurface above, inset stainless steel sink with chrome mixer tap, integrated oven and electric hob with chrome extractor fan above, space for tall fridge freezer, dishwasher and washing machine, tiled splashback, tiled flooring, double glazed window to front aspect.

#### Bedroom One





Fitted carpet, dressing room area with built-in wardrobe, double glazed window to front aspect .

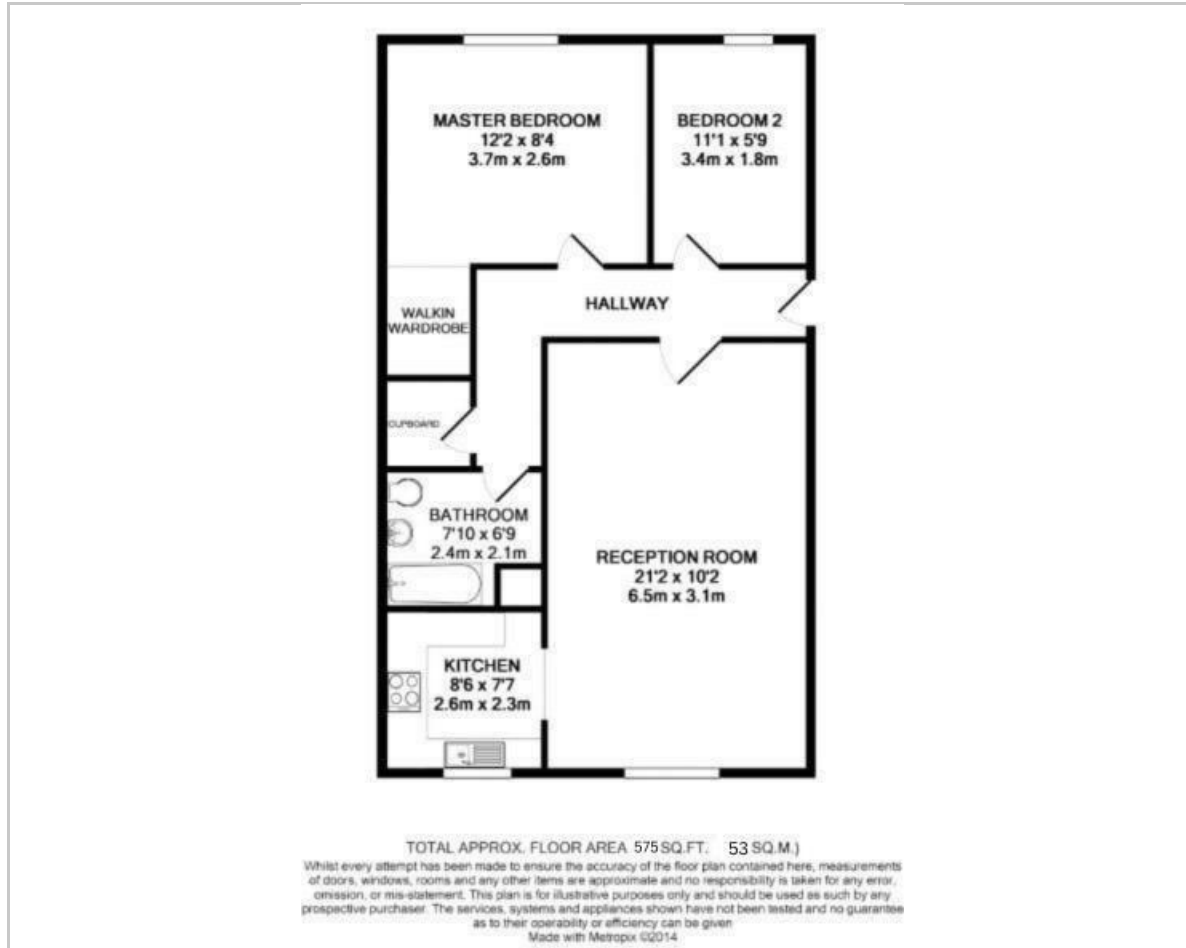
Bedroom Two  
Laminate flooring, double glazed window to front aspect

Bathroom  
Modern suite comprising of bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, pedestal wash hand basin with chrome mixer tap, WC, heated chrome towel rail, built-in cupboard housing water tank, part tiled walls, tiled flooring .

Outside  
Residents allocated parking space, visitors parking , well kept communal gardens and grounds.



## Floor Plan



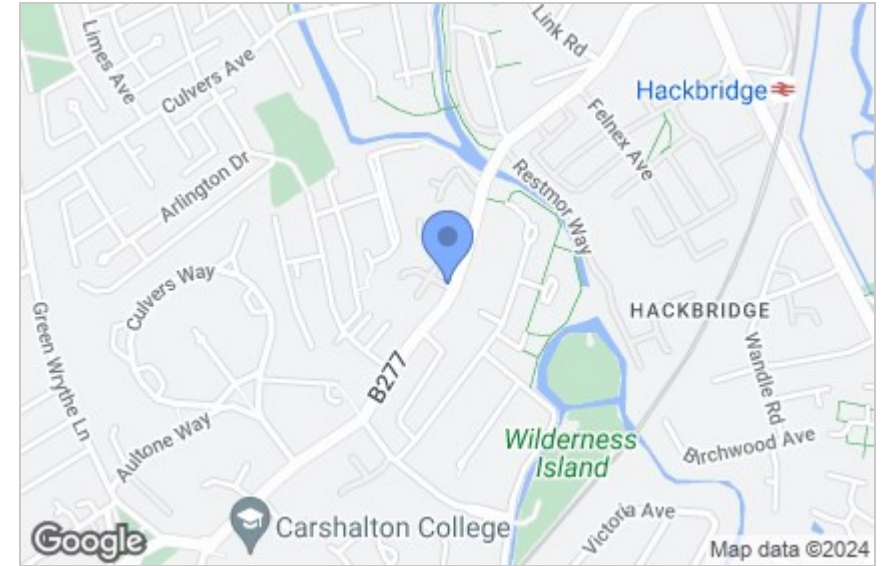
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

