



Flat 8, 99 Stanley Road
Carshalton, SM5 4LB
Guide price £315,000



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Cromwells Wallington are pleased to offer this well presented two bedroom second floor flat, situated in a desirable tree lined road in 'Carshalton on the Hill'. close to shops, amenities, transport links and popular local primary and secondary schools.

This lovely flat features a lovely open plan kitchen and living space with large windows allowing lots of natural light into the room. Both bedrooms offer pleasant views across green space and an allotment area, and there is good built in storage space in the hallway. The flat has solid oak flooring throughout, adding a touch of elegance and warmth to the space, plus gas central heating and double glazing.

The property also includes a garage providing great additional storage space. Sold with the benefit of no onward chain, a viewing is recommended to appreciate the size and space this superb property has to offer.

Accommodation

Door into communal hallway , stairs to 2nd floor. Front door into

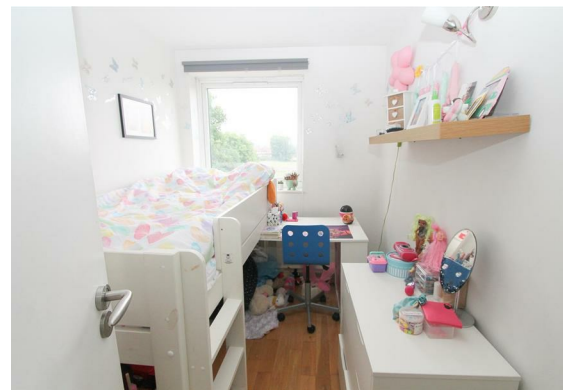
Entrance Hall

Built-in storage cupboards, radiator, solid wood flooring.

Bathroom

Bath, shower screen and chrome mixer tap, thermostatic shower, wall mounted basin with chrome mixer tap,





WC, part tiled walls, tiled flooring, shaver point, heated chrome towel rail.

Bedroom One
Built in wardrobe, radiator, solid wood flooring, full length window to rear aspect.

Bedroom Two
Radiator, solid wood flooring, UPVC double glazed window to rear aspect.

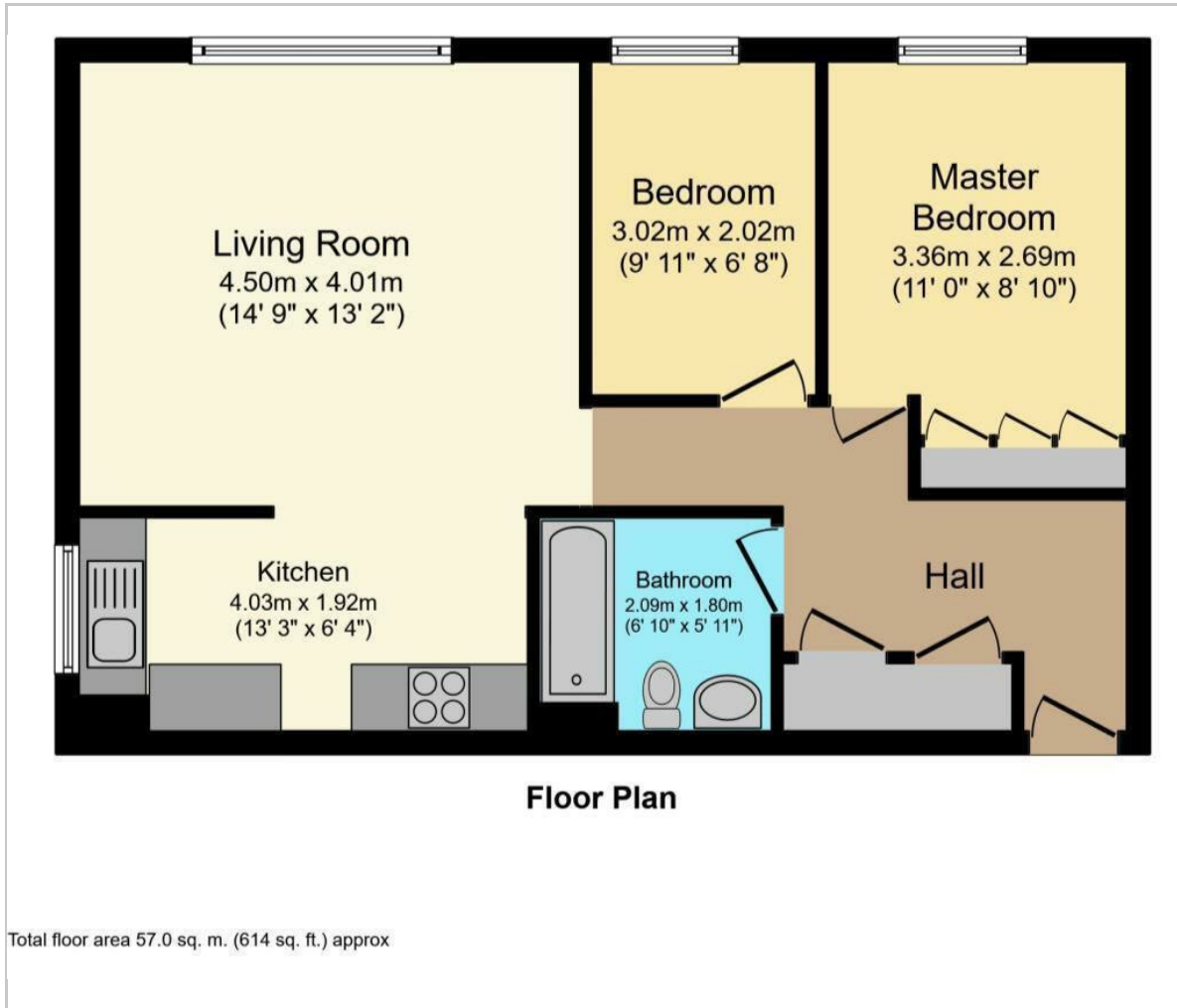
Open plan Living Dining Room
Radiator, solid wood flooring, double glazed window to rear aspect.

Kitchen
Range of fitted kitchen units with laminate work surface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space for tall fridge freezer and washing machine, wall mounted 'Worcester' boiler, solid wood flooring, tiled splashback, double glazed window to side aspect.

Outside
Well-kept communal gardens and grounds
Garage



Floor Plan



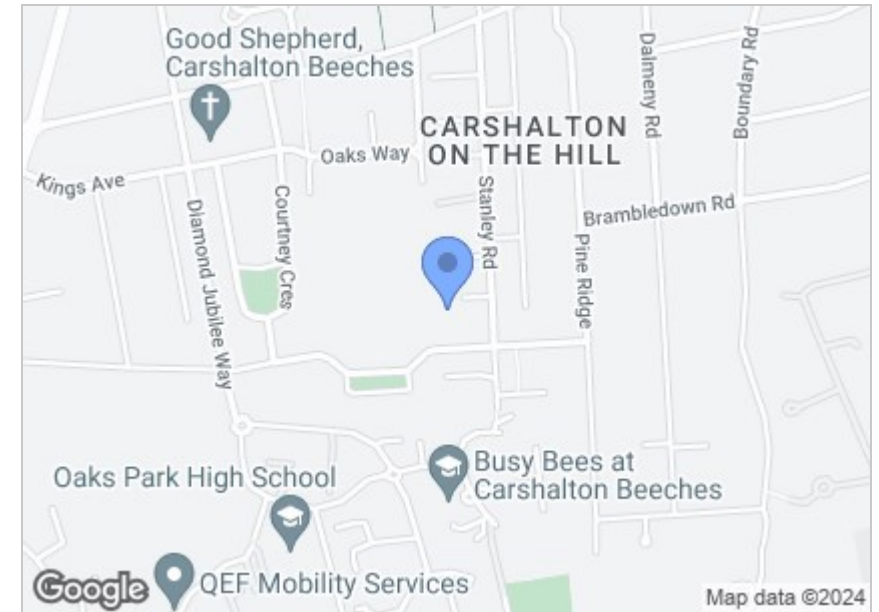
Viewing

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

