



50 Otter Drive  
Carshalton, SM5 2FH  
£250,000



## 50 Otter Drive, Carshalton, SM5 2FH

\*\*\*\*\* VACANT\*\*\*\*\*

Welcome to this charming one-bedroom flat located on Otter Drive Carshalton. This purpose-built property offers a modern living experience, perfect for individuals or couples seeking a comfortable home.

As you enter the flat, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. The flat features a contemporary kitchen that is both functional and stylish, making it a joy to prepare meals.

The bedroom is a peaceful retreat, offering ample space for furnishings and personal touches. It is designed to provide a restful environment, ensuring a good night's sleep. The bathroom is fitted with modern fixtures, providing both convenience and comfort.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening with a book. It is an ideal spot for enjoying the fresh air and taking in the views.

Additionally, the flat comes with parking for one vehicle, a valuable asset in this area. The location of Otter Drive is convenient, with local amenities, parks, and transport links nearby, making it easy to explore all that Carshalton has to offer.

This recently built flat is a fantastic opportunity for those looking for a modern and comfortable living space in a sought-after location. Don't miss your chance to make this lovely property your new home.

# 50 Otter Drive

Carshalton, SM5 2FH

## Accommodation

Communal Entrance

Entry phone system. Stairs and lift.

Entrance Hall

Large storage cupboard housing boiler. Entry phone system.

Living Room / Dining Room

Full length double glazed window and door leading out to private balcony. Two further double glazed windows to the rear aspect. Wood laminate flooring. Open to:

Kitchen

Wood laminate flooring. A range of wall and base units with stainless steel sink and splash backs. Integrated appliances including electric oven and four ring hob, extractor hood, fridge freezer, dish washer and washing machine.

Bedroom

Double glazed window to the rear aspect.

Bathroom

Part tiled bathroom with shower attachment over panel enclosed bath, hand basin, low level WC and heated towel rail.

Outside

Allocated parking space. Bike storage.

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



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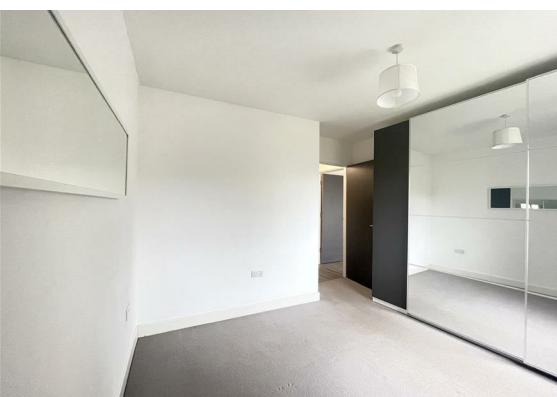
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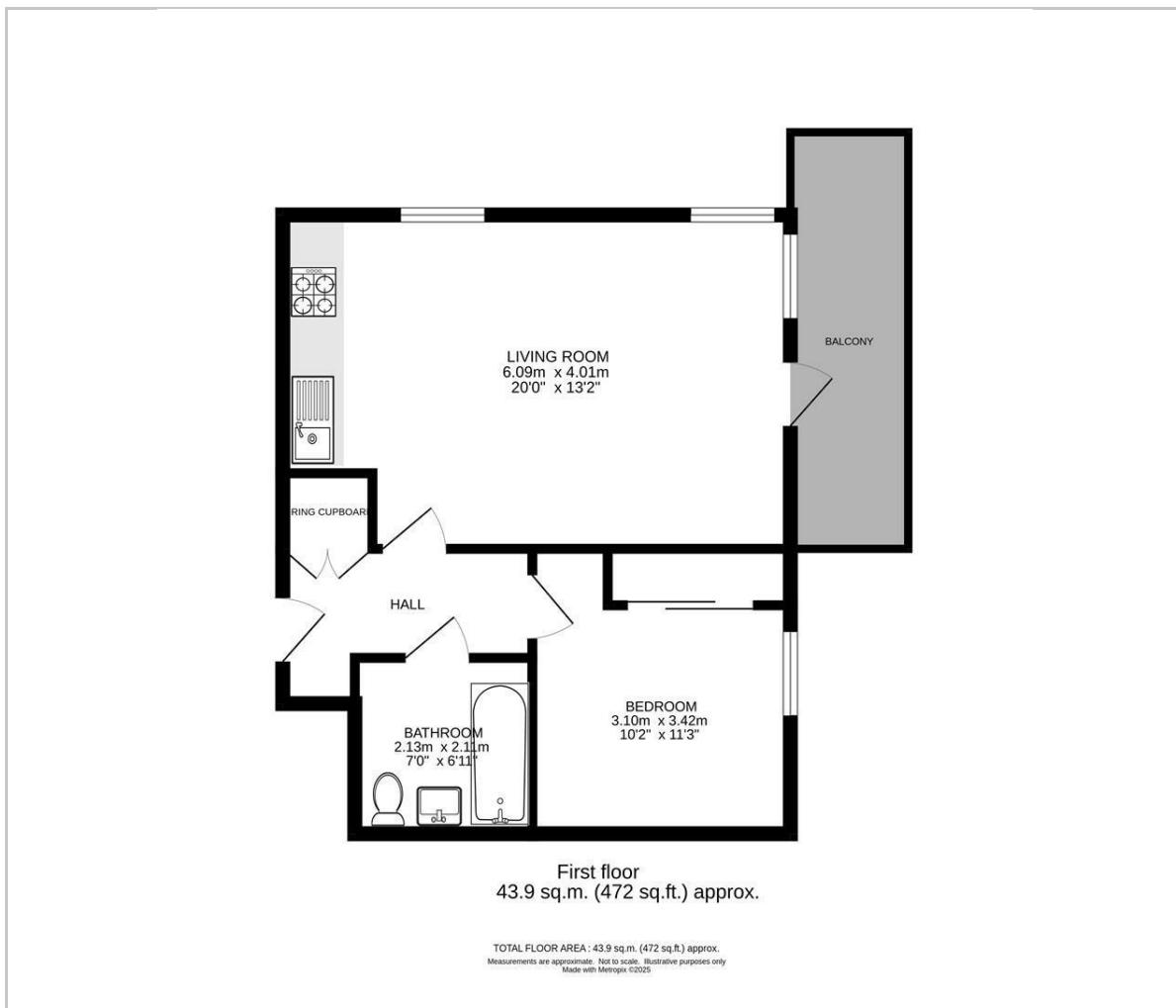
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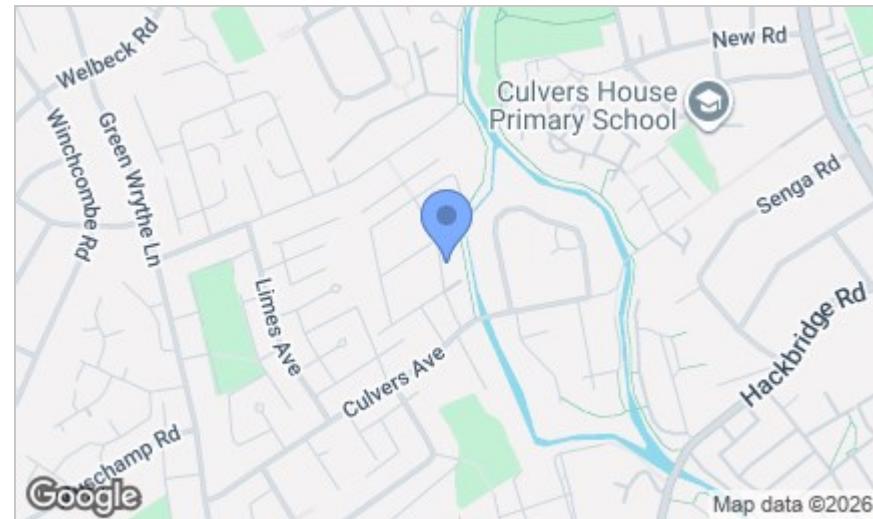
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## Floor Plan

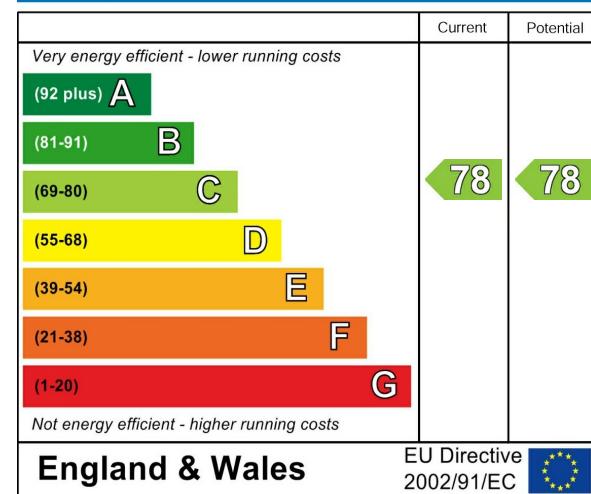


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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