

# Butler's

thoughtful estate agency



Cambridge Road  
Carshalton, SM5 3QS  
£525,000



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# Cambridge Road, Carshalton, SM5 3QS

This semi-detached home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location. Have you ever dreamed of living in a convenient road, being on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into Carshalton & Sutton, with you having outstanding schooling in close proximity. Buses and Sutton Common station provide quick links into the City, so it will be 'sofa to London' in under an hour.

Despite all of this, sitting in your generously sized, mature level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over when the work is done.

Within the home, you'll appreciate the abundance of period features and charm that still remain, ideal for you to be sympathetic during your renovations.

Inside, the layout of the ground floor currently offers a huge amount of versatility, with two reception rooms, however there is scope to either knock through the rear kitchen/dining room or even go the extension route as some of the neighbors have - subject to the relevant permissions.

Upstairs, there is potential in abundance, with three good-sized bedrooms, it will be a tough choice about which one to make your own! There is also a possibility for a loft conversion if you have a large family. Finishing off the house internally is a bathroom serving all the rooms, with a separate W/C.

Internally, there is even the bonus of a converted garage which could be used for a variety of functions and on the outside to the front, the garden is flanked by a driveway providing off street parking - certainly convenient and something you could potentially look at adapting to accommodate more vehicles if needed.



## GROUND FLOOR

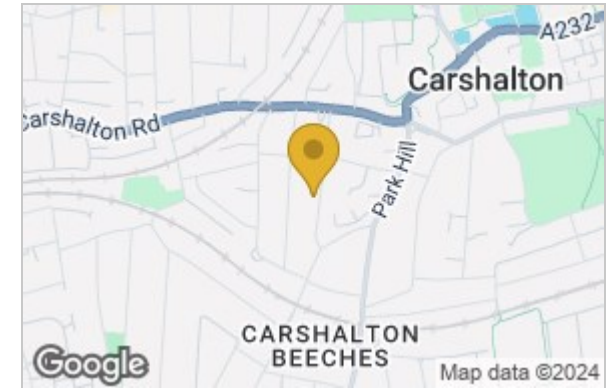
- Hallway
- Living Room  
15'1 x 11'8 (4.60m x 3.56m)
- Dining Room  
13'4 x 11'4 (4.06m x 3.45m)
- Kitchen  
10'1 x 8'10 (3.07m x 2.69m)
- Lean To
- Store
- Store/Study  
10'7 x 7'5 (3.23m x 2.26m)
- Conservatory  
17'3 x 7'2 (5.26m x 2.18m)

## FIRST FLOOR

- Landing

- Bedroom  
15'8 x 10'8 (4.78m x 3.25m)
- Bedroom  
13'5 x 10'8 (4.09m x 3.25m)
- Bedroom  
8'1 x 6'10 (2.46m x 2.08m)
- Bathroom  
7'3 x 6'10 (2.21m x 2.08m)
- Separate W/C
- OUTSIDE
- Driveway
- Front Garden
- Rear Garden

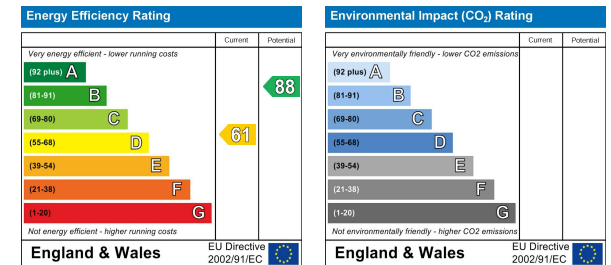
## Area Map



## Floor Plan



## Energy Efficiency Graph



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