

# Butler's

thoughtful estate agency



Oxford Road  
Carshalton, SM5 3QY

Offers in excess of £600,000





## Oxford Road

Carshalton, SM5 3QY

If you are looking for a house with real 'soul', somewhere where your family can be truly happy, then this stunning 3 bedroom semi detached home could be the one for you.

It really is a light and airy house that has been fastidiously cared for, with the property not just having had time and money lavished on it, but it has also been sympathetically restored to the period in which it was built. Having been extended to the side to incorporate a separate utility and W/C, it offers all the space you could wish for if you love to entertain or need more space for your family.

Location-wise it couldn't get any better! Quiet and peaceful, yet within a highly convenient position, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during these summer months.

Inside the house, the lounge is a fabulous space for you to relax and entertain in, perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some quality TV.

The real heart of the home is the kitchen, with abundance of workspace to really cook up a storm - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones in the adjacent dining room, looking forward to the day ahead.

The bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly peaceful surroundings. All the rooms are also served by the family bathroom and separate W/C.

There's more! How about a wonderful, mature rear garden that will be great for every age range, with a driveway to the front, providing parking. With all these benefits, we think that the new owners will be very lucky indeed!







## GROUND FLOOR

Hallway

Living Room  
15'1 x 11'10 (4.60m x 3.61m)

Dining Room  
13'6 x 10'4 (4.11m x 3.15m)

Kitchen  
10'1 x 6'11 (3.07m x 2.11m)

Utility Room

Cloakroom

Store Area

## FIRST FLOOR

Landing

Bedroom  
15'6 x 10'6 (4.72m x 3.20m)

Bedroom  
13'7 x 10'6 (4.14m x 3.20m)

Bedroom  
8'1 x 7' (2.46m x 2.13m)

Bathroom  
7'4 x 7' (2.24m x 2.13m)

Separate W/C

## OUTSIDE

Driveway

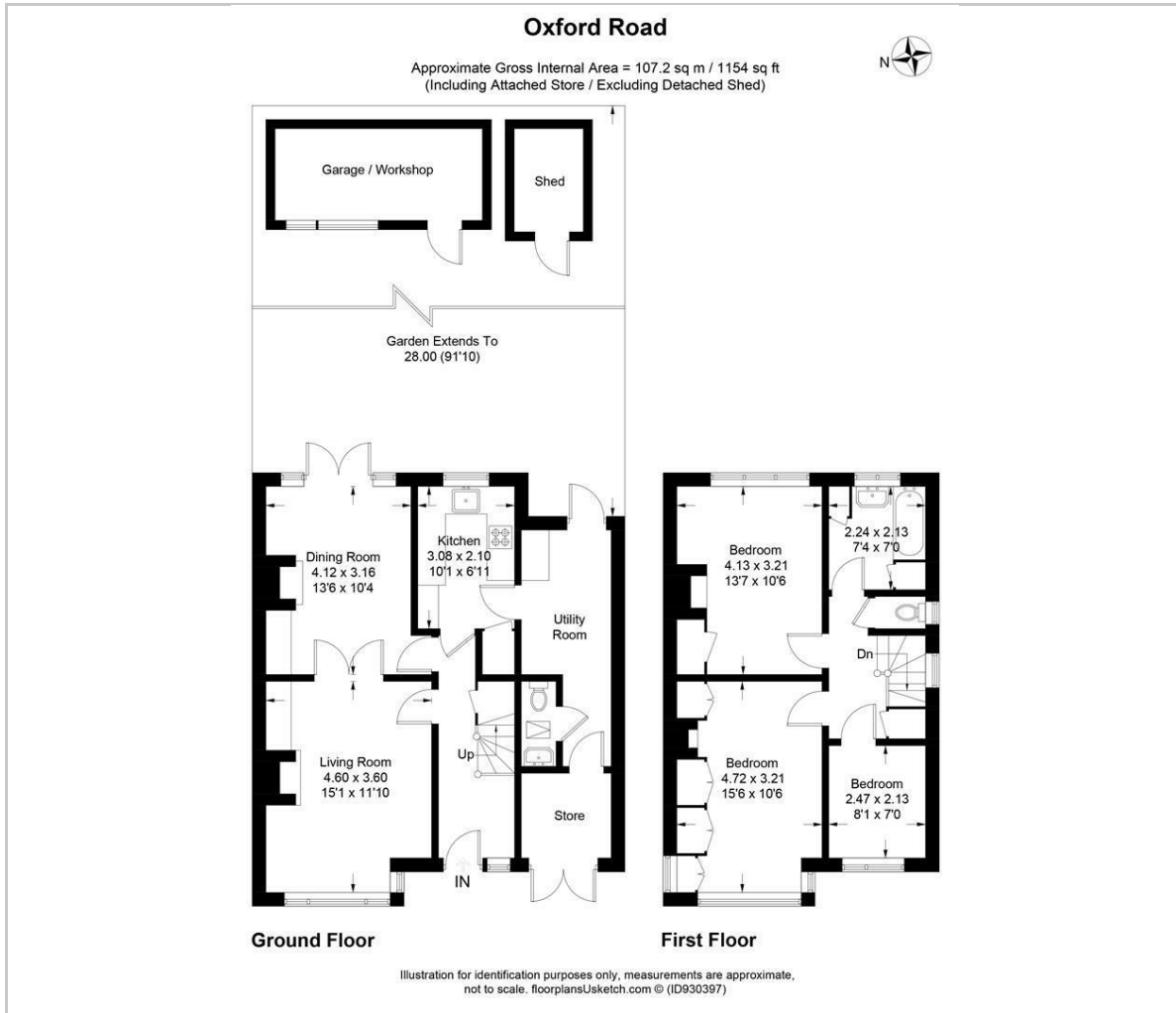
Front Garden

Rear Garden





## Floor Plan



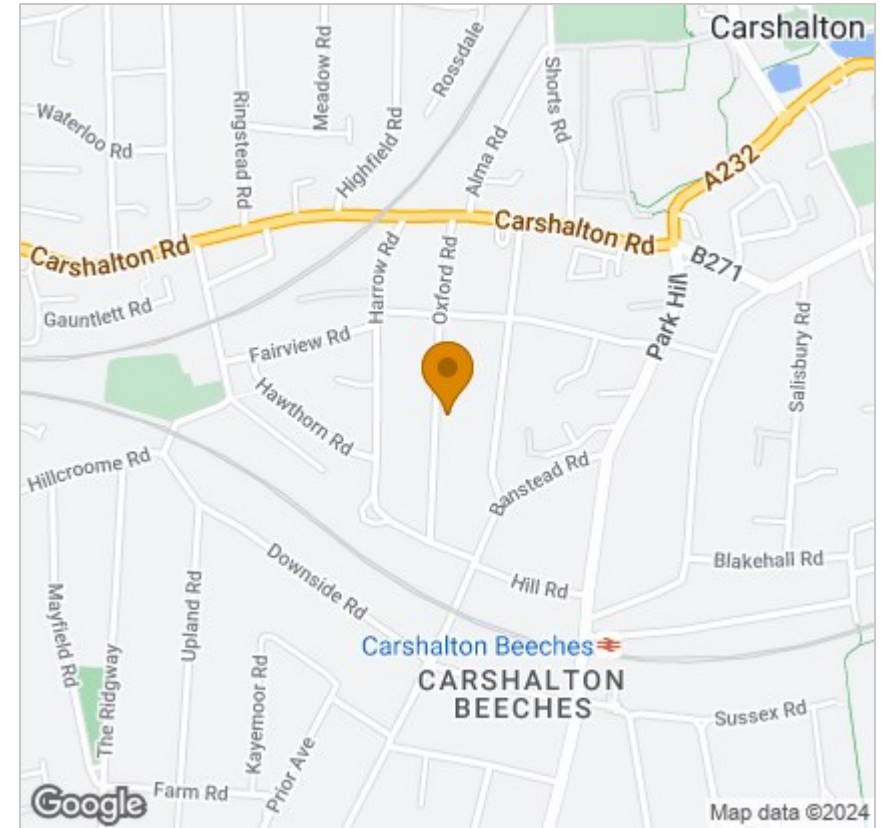
## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

