

Butler's

thoughtful estate agency



Nightingale Road
Carshalton, SM5 2DH

Offers over £500,000



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Nightingale Road

Carshalton, SM5 2DH

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, on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into Carshalton, with you having excellent schooling in close proximity. Buses and Carshalton station provide quick links into the City, so it will be 'sofa to London' in around an hour. Unusually, there is a generously sized, mature, level front garden rather than to the rear, which is well shielded and a perfect space for you to enjoy a good book, catch some rays or even have a few friends over whilst the kids play. Within the home, you'll appreciate the abundance of potential, 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 spacious reception rooms, and a large kitchen that offers a huge amount of workspace to prepare your meals. Upstairs, there is potential in abundance, with three good-sized bedrooms and a master offering the possibility for a fourth bedroom conversion if you have a large family. Finishing off the house internally is a bathroom serving all the rooms. On the outside to the rear there is a terrace and garage - with the bonus of a driveway providing further off street parking - certainly convenient for families with multiple vehicles.





GROUND FLOOR

Hallway

Living Room
17'5 x 12'2 (5.31m x 3.71m)

Dining Room
12' x 10'4 (3.66m x 3.15m)

Kitchen
18'4 x 6'10 (5.59m x 2.08m)

FIRST FLOOR

Landing

Bedroom
17'5 x 12' (5.31m x 3.66m)

Bedroom
11' x 10' (3.35m x 3.05m)

Bedroom
10'11 x 7'2 (3.33m x 2.18m)

Bathroom
7'8 x 6'9 (2.34m x 2.06m)

OUTSIDE

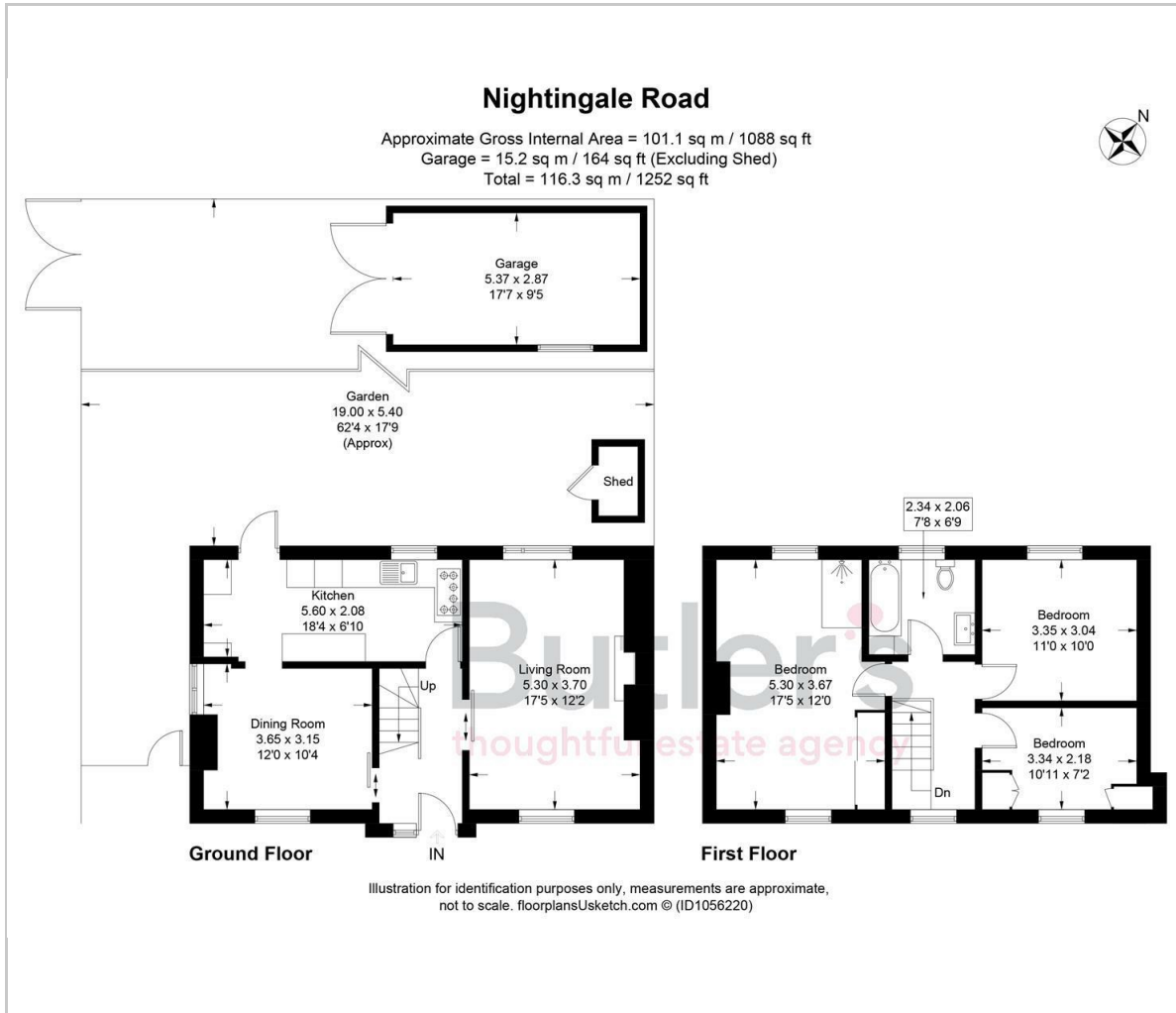
Front Garden

Rear Terrace

Garage
17'7 x 9'5 (5.36m x 2.87m)



Floor Plan



Viewing

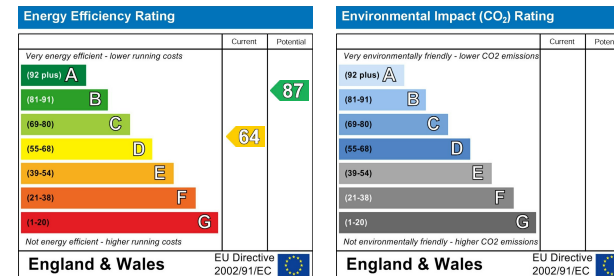
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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