

Butler's

thoughtful estate agency



Bucklers Way
Carshalton, SM5 2DZ

Offers over £475,000



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Nestled in a desirable Carshalton cul-de-sac, this 3 bedroom terrace house has been lovingly cared for and updated by the current owner, meaning you can move straight in as soon as you collect the keys. Inside, the contemporary layout covers all bases and with the additional benefit of having a downstairs WC, it makes this home perfect for family living. The well-proportioned lounge has wooden flooring and is an open plan layout with the bright and airy dining area.

Upstairs the house continues to impress, there is a large master with lots of space for furniture and additional storage, there is a further 2 bedrooms that have new laminate flooring that could be used as a home office, kids, or spare bedroom. The bathroom has recently been fitted with a stunning modern suite, which is an amazing benefit of this home.

The property also comes with lots of potential (subject to the relevant consent) the garage can either be an ideal storage space as it is currently used however you have the option to adapt it to suit your needs. You could either open this space up to incorporate it into your living area or if you need an additional bedroom, workspace or even playroom, the option is there for you.

Located in the heart of Carshalton, you really are surrounded by so many amenities such as shops, post office, leisure centres, beautiful parks, bars & restaurants that are all just a short walk away. You have fantastic transport links to both London Victoria & London Bridge plus you even have the option of catching the bus to take you to the Northern line.

With a driveway large enough for 2 vehicles, excellent schools close by and offered to the market with no onward chain, we would really recommend scheduling a viewing to come and see the home for yourself.

GROUND FLOOR

Hallway





Living/Dining Room
19'9 x 13'3 maximum (6.02m x 4.04m maximum)

Kitchen
11'8 x 5'1 (3.56m x 1.55m)

Cloakroom

Lobby

Garage
11'2 x 7'7 (3.40m x 2.31m)

FIRST FLOOR

Landing

Bedroom
13'3 x 9'9 (4.04m x 2.97m)

Bedroom
13'1 x 6'5 (3.99m x 1.96m)

Bedroom
10'4 x 6'6 maximum (3.15m x 1.98m maximum)



Bathroom
7'4 x 6'5 maximum (2.24m x 1.96m maximum)

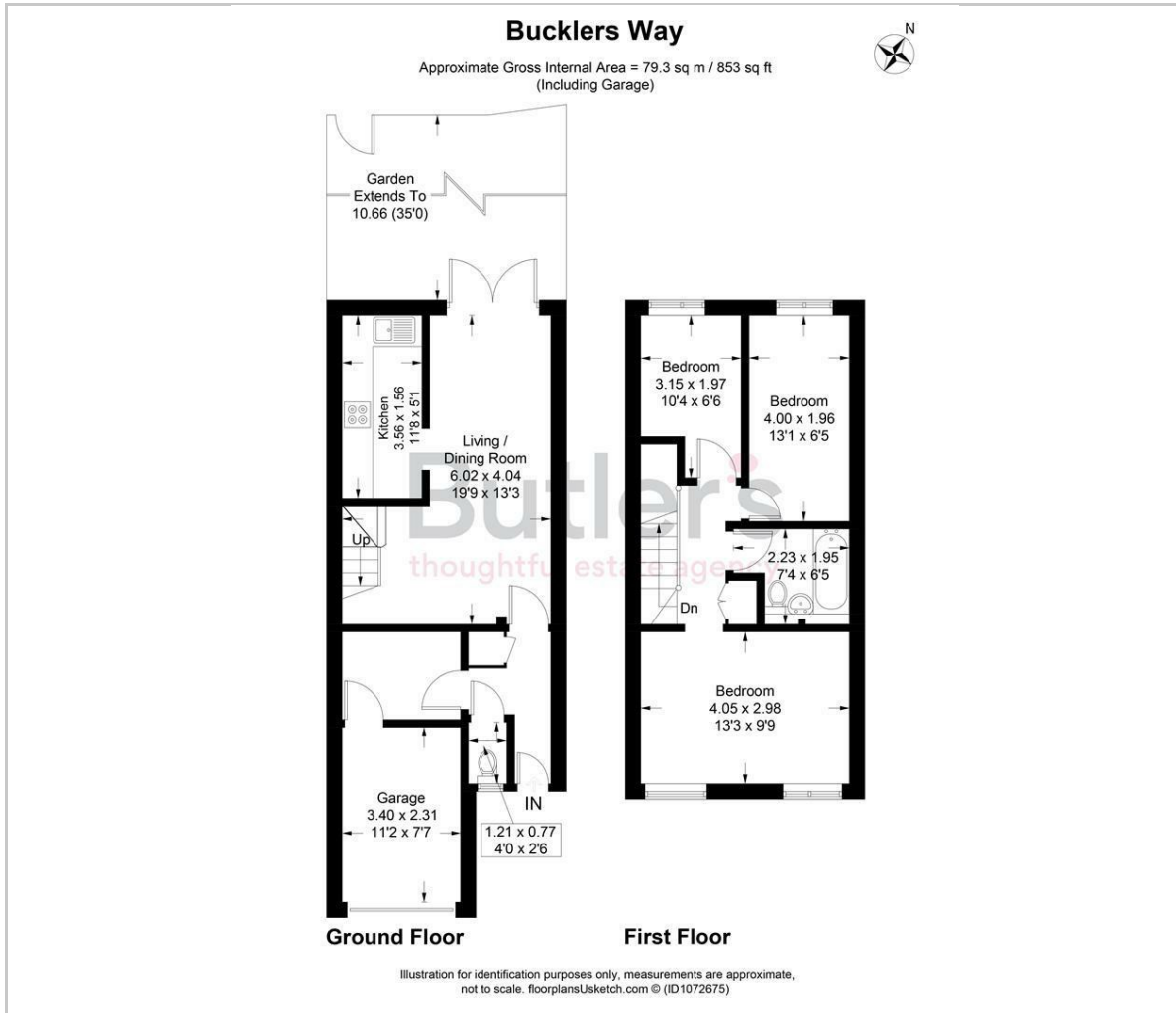
OUTSIDE

Driveway

Driveway



Floor Plan



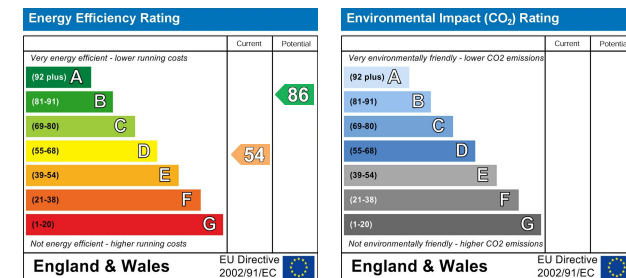
Viewing

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.

Area Map



Energy Efficiency Graph



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