



Waltham Road
Carshalton, SM5 1PW
Guide price £435,000



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Positioned in one of Carshalton/Sutton's most convenient residential roads, at Waltham Road you're on the doorstep of fabulous amenities and open spaces. Further reasons the location is just so good, it's that you're also just a short distance to either Sutton, Carshalton and Morden, with you having fantastic schooling close by. Hackbridge and Sutton Common Stations provide quick links into the City - so you can be from your sofa to London in just under an hour. Despite all of this, sitting in your 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. Inside your home, you'll be delighted by the amount space, with the condition meaning you can move in and start to enjoy it immediately, however having scope for you to put your own stamp on. There are three bedrooms on the first floor, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge/diner is great for cozy nights in, with get togethers and gatherings being a breeze. There is also the potential to extend, subject to the relevant consents. Budding chef? The kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, the garden will surprise with the size and to the front you'll love the convenience of your very own driveway providing maximum convenience!



GROUND FLOOR

Living/Dining Room
15'11 x 10'9 (4.85m x 3.28m)

Hallway

Kitchen
9'7 x 9'5 (2.92m x 2.87m)

Bathroom
8'2 x 5'2 (2.49m x 1.57m)

FIRST FLOOR

Landing

Bedroom
15'11 x 10' maximum (4.85m x 3.05m maximum)

Bedroom
10'8 x 8'6 (3.25m x 2.59m)

Bedroom
7'7 x 7'3 (2.31m x 2.21m)

OUTSIDE

Rear Garden

Driveway

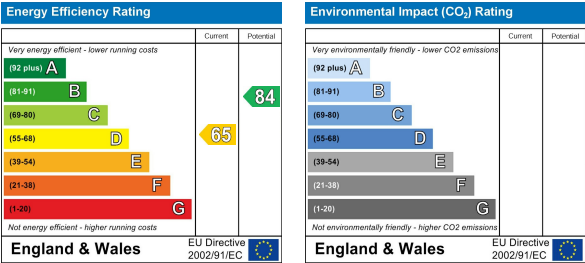
Area Map



Floor Plan



Energy Efficiency Graph



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