

# Butler's

thoughtful estate agency



Winchcombe Road  
Carshalton, SM5 1RR  
£425,000



# Winchcombe Road, Carshalton, SM5 1RR

Positioned in a convenient residential road, at Winchcombe 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. These 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 appreciate the overall size and layout and the lengths the current owners have gone to maintaining the property.

Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility with a spacious conservatory, so lots of space to incorporate a desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now.

Upstairs, this house doesn't let you down; with two generous double bedrooms, there will be no grumbles from the kids or guests with their room. So, downsides? Well if you consider the property also has an upstairs bathroom and not one but two parking spaces on the drive, we are struggling to find any!



## GROUND FLOOR

### Hallway

### Lounge

13'2 x 12'5 (4.01m x 3.78m)

### Kitchen

10'3 x 8'8 (3.12m x 2.64m)

### Conservatory

11'9 x 10'2 (3.58m x 3.10m)

## FIRST FLOOR

### Bedroom

16'2 x 10'0 (4.93m x 3.05m)

### Bedroom

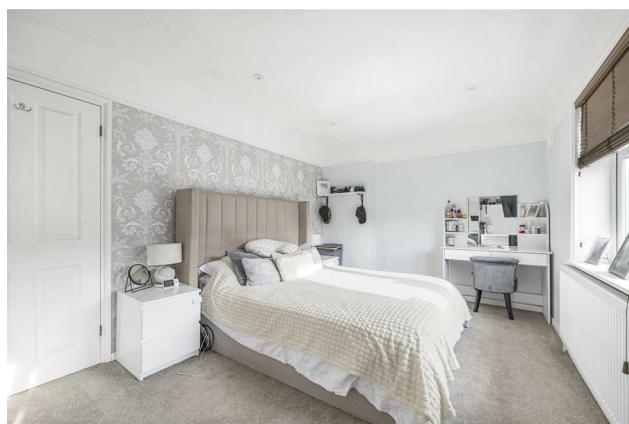
11'4 x 10'5 (3.45m x 3.18m)

### Bathroom

5'6 x 5'1 (1.68m x 1.55m)

## OUTSIDE

### Driveway

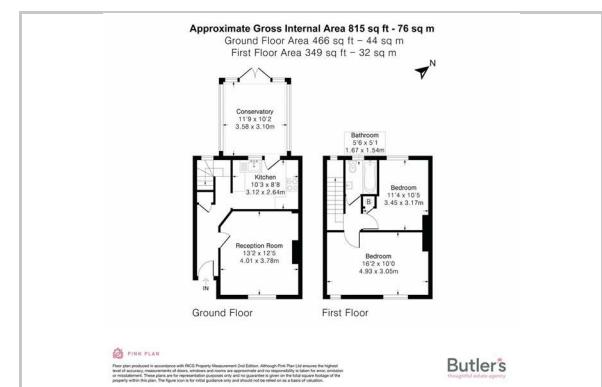


## Rear Garden

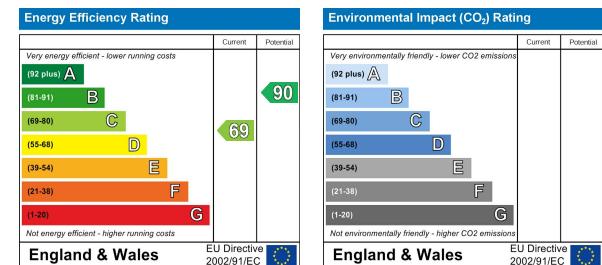
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.