



ASHLEIGH FLETCHER

POWERED BY  
**exp** UK

Carshalton, Surrey

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**This beautifully presented three-bedroom mid-terrace home sits on a peaceful residential road in Carshalton, offering a unique blend of character, comfort, and convenience.**

With a wonderful sense of community and a nearby riverside setting perfect for dog walks and weekend strolls, this property is ideal for families or anyone looking to settle into a welcoming, well-connected neighbourhood.

The ground floor opens with a welcoming entrance porch and hallway leading into a generously proportioned living room.

This space is full of charm, with its rich wooden flooring and a striking feature Victorian fireplace complete with ornate tiled inserts. A rear door provides direct access to the garden, creating an indoor-outdoor flow that is perfect for entertaining or simply relaxing in the warmer months.

To the rear, the dining area enjoys a dual-aspect layout, with double-glazed windows on either side of a rear-facing door that opens onto the garden. This configuration fills the space with natural light and makes it an inviting spot for family meals or dinner with friends.



The separate kitchen has been styled with a nod to the countryside, featuring a cottage-style design that includes a Noxton four-ring hob, an Indesit electric oven, and wooden flooring.

It is large, practical and full of personality, offering a cosy yet functional cooking space.

**Upstairs, the main bedroom offers generous proportions, wooden flooring, and a fitted wardrobe for added storage.**

The second bedroom also features wooden flooring and provides a comfortable, versatile space. The third bedroom, while more modest in size, can serve as a child's room, a study, or even a nursery.





## The bathroom is a real showstopper and one of the standout features of the home.

It boasts exposed brickwork, Victorian-style tiles, a telephone-style handheld shower attachment, inset spotlights, and a heated towel rail. The result is a space that feels luxurious while retaining the home's period character.

Outside, the rear garden is a real hidden gem. It begins with a ten-foot patio area leading to a well-maintained lawn bordered by mature planting. A charming feature pond and potting shed add interest and functionality, while at the very end of the garden, a personal door leads into a spacious double garage. The garage is equipped with power and lighting, making it an ideal workshop, hobby space, storage area, or a secure spot for a vehicle.

At the front of the property, there is off-street parking for one car, adding a layer of convenience to everyday living.





This home is ideally located just 0.4 miles from Hackbridge Station and 0.7 miles from Carshalton Station, both offering quick and reliable access into central London.

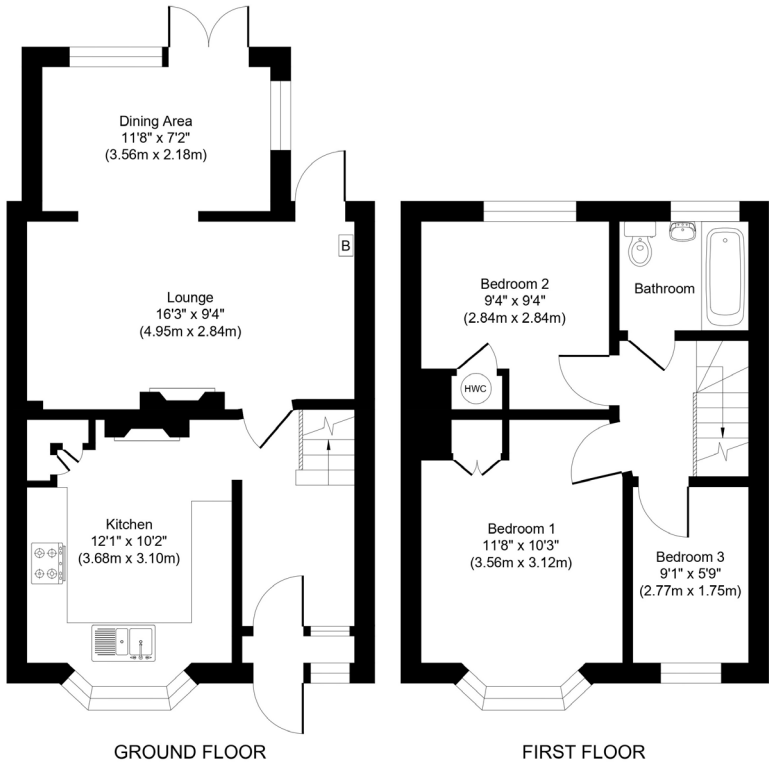
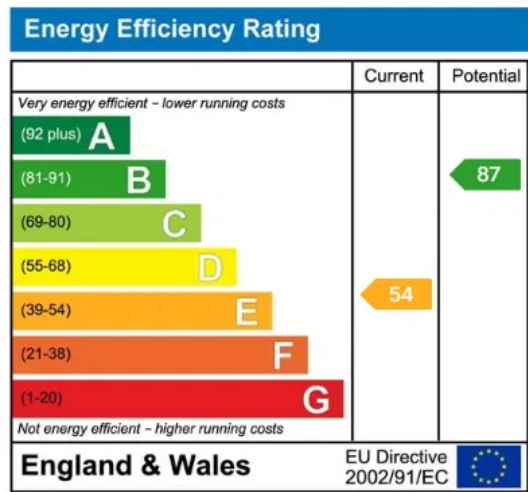
Several bus routes run nearby, and a small parade of local shops sits just 800 metres from the property, ensuring essentials are always close at hand.

Families will appreciate the access to good local schools. Barrow Hedges Primary School, rated Outstanding by Ofsted, is approximately 0.6 miles away, while St. Mary's Catholic Junior School is located just 0.2 miles from the property.

For groceries and everyday shopping, both Lidl and Sainsbury's are located just 0.3 miles away in Carshalton.

This is a home filled with warmth, charm, and potential. It is ready to move into, yet offers scope for personalisation and even extension, subject to the usual planning permissions. With a picturesque setting, a true sense of community, and excellent transport and school options, this is a home that is sure to appeal to those seeking quality living in a quiet yet connected location.

Council Tax Band: D



Approximate Gross Internal Floor Area  
811 sq. ft / 75.34 sq. m

Measurements and dimensions are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.