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RICS

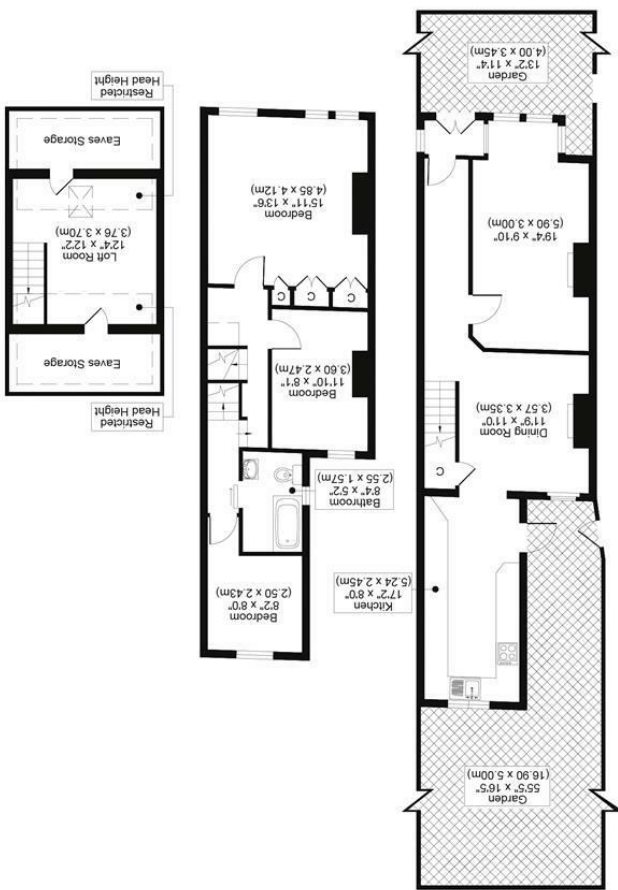
The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



CARSHALTON ROAD, SM1
TOTAL APPROX FLOOR PLAN AREA EXCLUDE EAVES STORAGE AND RESTRICTED HEAD HEIGHT 1172 SQ.FT (109 SQ.M)
TOTAL APPROX FLOOR PLAN AREA INCLUDE EAVES STORAGE AND RESTRICTED HEAD HEIGHT 1381 SQ.FT (128 SQ.M)



CHRISTIES



CARSHALTON ROAD, SUTTON SM1 4RS

OFFERS IN THE REGION OF £600,000

WELCOME TO THIS CHARMING SEMI-DETACHED HOUSE ON CARSHALTON ROAD IN SUTTON! THIS DELIGHTFUL PROPERTY BOASTS TWO SPACIOUS RECEPTION ROOMS, LEADING TO THE KITCHEN AND GARDEN, MAKING IT PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH THREE COSY BEDROOMS, THERE IS PLENTY OF SPACE FOR THE WHOLE FAMILY TO UNWIND AND MAKE THEMSELVES AT HOME.

THE PROPERTY FEATURES A WELL-MAINTAINED BATHROOM, ENSURING YOUR DAILY ROUTINES ARE BOTH CONVENIENT AND COMFORTABLE. ADDITIONALLY, THE LOFT ROOM OFFERS A VERSATILE SPACE THAT CAN BE TRANSFORMED TO SUIT YOUR NEEDS - WHETHER AS AN EXTRA BEDROOM, A HOME OFFICE, OR A COSY READING NOOK (S.T.P.P)

LOCATED IN THE HEART OF SUTTON, THIS HOUSE PROVIDES EASY ACCESS TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES OR PROFESSIONALS. DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS LOVELY HOUSE YOUR NEW HOME!

- SOUGHT AFTER LOCATION
- LOFT ROOM
- CLOSE TO LOCAL AMINITES AND STATIONS
- COUNCIL TAX BAND D
- EPC RATING D

