



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

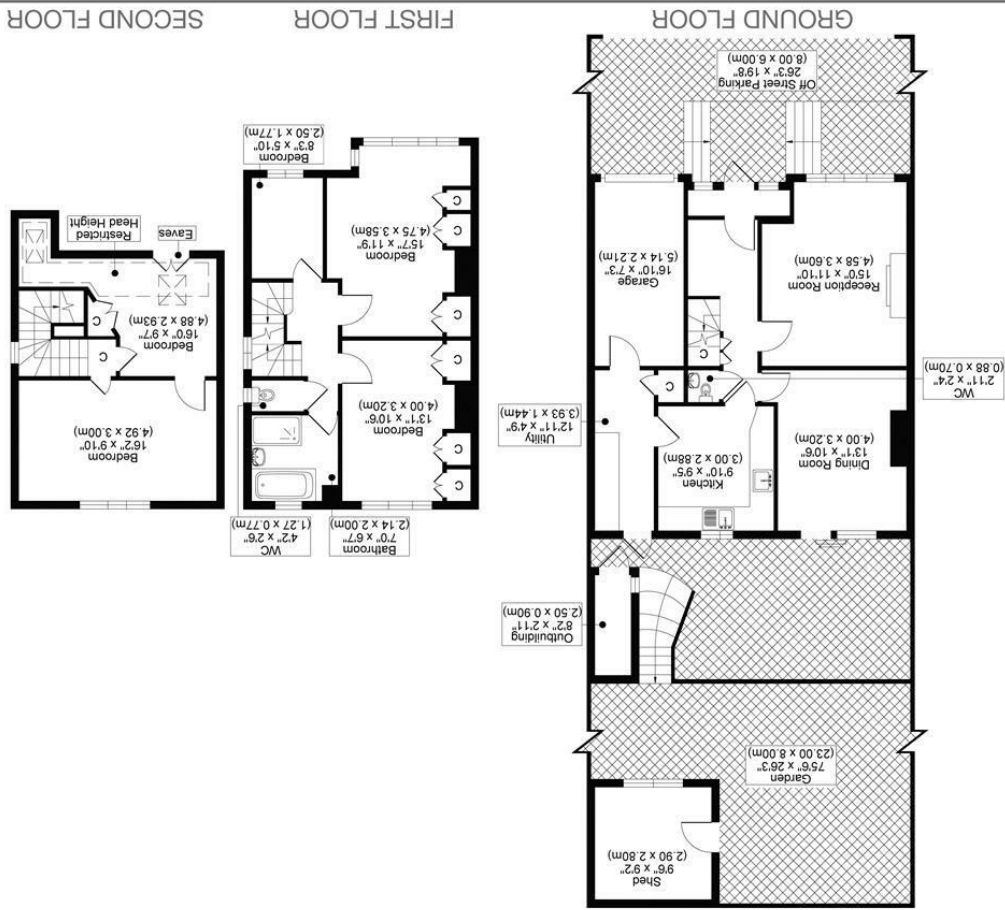
RICS

The Property Ombudsman

CHRISTIES

optica
MEDA
optimedia.co.uk

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.



CAMBRIDGE ROAD, SMS
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1647 SQ.FT (153 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1487 SQ.FT (138 SQ.M)



CHRISTIES



GUIDE PRICE £650,000 - £700,000

NESTLED IN THE HIGHLY SOUGHT-AFTER CAMBRIDGE ROAD AREA OF CARSHALTON, THIS SPACIOUS AND WELL PRESENTED SEMI-DETACHED HOUSE OFFERS THE IDEAL BLEND OF COMFORT, PRACTICALITY, AND LOCATION—PERFECT FOR FAMILIES AND PROFESSIONALS ALIKE.

THE PROPERTY FEATURES FIVE GENEROUSLY SIZED BEDROOMS, TWO WELL-APPOINTED BATHROOMS, AND TWO INVITING RECEPTION ROOMS, OFFERING AMPLE SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. AT THE HEART OF THE HOME IS A STYLISH AND FUNCTIONAL KITCHEN, COMPLETE WITH GENEROUS WORKTOP SPACE AND STORAGE, IDEAL FOR HOME COOKING AND FAMILY MEALS. A SEPARATE UTILITY ROOM PROVIDES ADDED CONVENIENCE, KEEPING LAUNDRY AND HOUSEHOLD TASKS NEATLY TUCKED AWAY.

SET IN A FRIENDLY, WELL-CONNECTED COMMUNITY, YOU WILL ENJOY EASY ACCESS TO TOP-RATED SCHOOLS, LOCAL PARKS, SHOPS, AND TRANSPORT LINKS. THE PRIVATE DRIVEWAY PROVIDES OFF-STREET PARKING FOR MULTIPLE VEHICLES—A VALUABLE ASSET IN THIS POPULAR NEIGHBOURHOOD.

WHETHER YOU ARE LOOKING TO UPSIZE, INVEST, OR FIND YOUR FOREVER HOME, THIS EXCEPTIONAL PROPERTY PRESENTS A RARE OPPORTUNITY TO ENJOY THE BEST OF CARSHALTON LIVING.

DO NOT MISS YOUR CHANCE TO MAKE THIS DELIGHTFUL HOME YOUR OWN.

- SOUGHT AFTER LOCATION
- 5 BEDROOMS
- LARGE DRIVEWAY & GARDEN
- COUNCIL TAX BAND E
- EPC RATING E

