



Waltham Road, Carshalton SM5 1PW

welcome to

Waltham Road, Carshalton

A well-proportioned and naturally bright three-bedroom end-of-terrace home situated on Waltham Road, within easy reach of Carshalton, Wallington and Mitcham. Offering around 904 sq ft of living space, this property is ideal for families, first-time buyers, or investors looking for a home with scope to add value.

The ground floor features a generous open-plan reception and kitchen area with wood-style flooring, modern lighting, and dual-aspect windows creating a bright, airy feel. There's also a separate dining room, perfect for a home office, second lounge, or playroom. Upstairs are three well-sized bedrooms, including two doubles, and a modern tiled family bathroom.

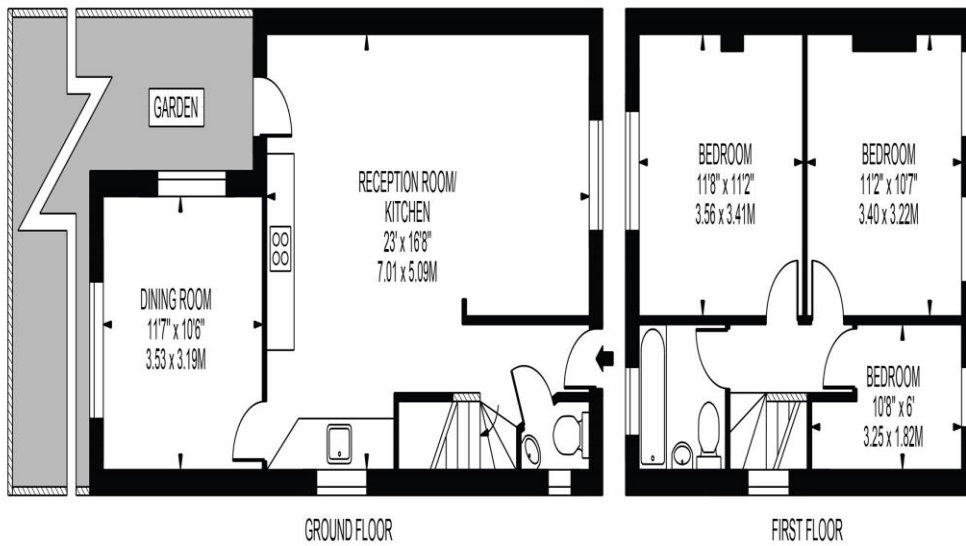
Outside, there's a private driveway providing off-street parking for multiple vehicles and a rear garden with a storage shed and plenty of space for outdoor seating.

Ideally located for Carshalton, Hackbridge and Mitcham Junction stations, offering direct links to London Victoria, London Bridge and Blackfriars, with Carshalton Ponds, local parks, and Wallington High Street nearby.



WALTHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 904 SQ FT - 83.94 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Waltham Road, Carshalton

- Chain Free Sale - ready for immediate purchase
- Spacious 900+ sq ft layout across two floors
- Large open-plan kitchen/reception area
- Separate dining room - perfect as an office, snug, or playroom
- Three generous bedrooms including two doubles

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110910



Property Ref:
SUT110910 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk