



Price
£525,000

Freehold

3x  1x  1x 

**Winchcombe Road,
Carshalton, Surrey, SM5**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- End-of-terrace house with scope to extend (subject to planning permission being obtained)
- Off-road parking for several cars
- Beautifully presented throughout
- Downstairs bathroom, upstairs toilet
- Situated on the popular St. Helier estate
- Close to an array of local shops, schools and good transport links

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge: 16'2 x 11'2 (4.93m x 3.41m)
 Kitchen: 11'0 x 11'0 (3.36m x 3.36m)
 Dining Area: 14'7 x 11'0 (4.45m x 3.36m)
 Bathroom

FIRST FLOOR

Landing
 Bedroom 1: 13'7 x 10'2 (4.14m x 3.10m)
 Bedroom 2: 11'0 x 9'0 (3.36m x 2.75m)
 Bedroom 3: 8'2 x 7'7 (2.49m x 2.31m)
 Separate Toilet

OUTBUILDING

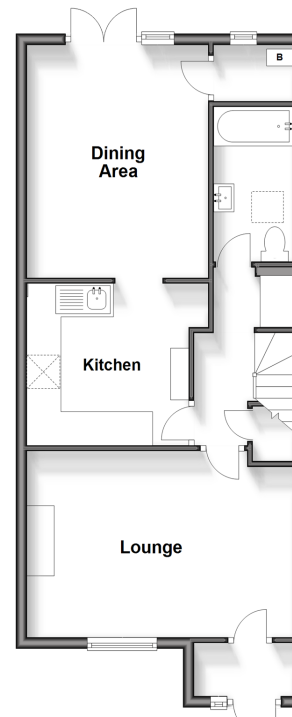
Garage

OUTSIDE

Front Garden
 Off-Road Parking
 Rear Garden

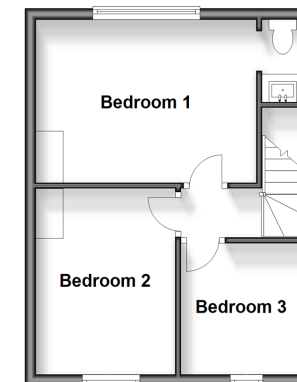
Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



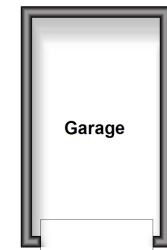
First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Outbuilding

Approx. 9.2 sq. metres (98.6 sq. feet)



Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



22117640/20240730/GG/KWK