



Price
£750,000

Freehold

3x  2x  2x 

**Westcroft Road,
Carshalton, Surrey, SM5**

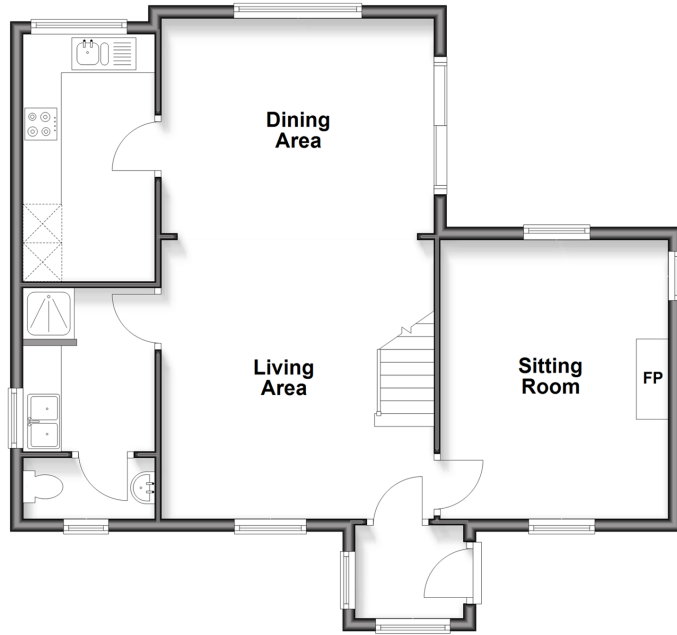
OVER 60?

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

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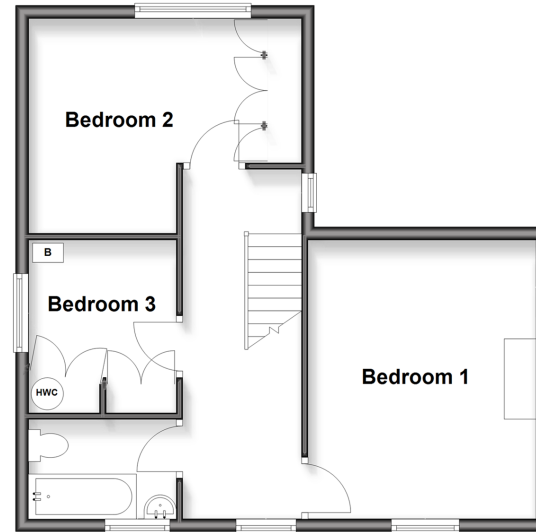
Ground Floor

Approx. 67.9 sq. metres (730.5 sq. feet)



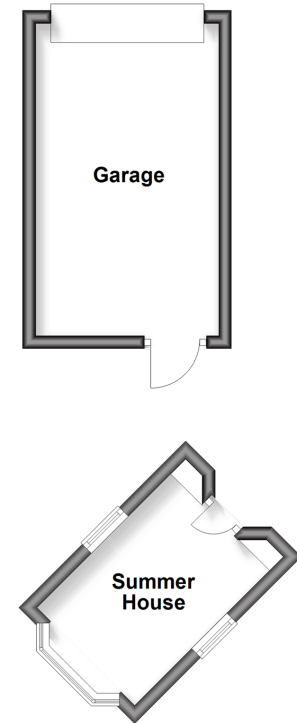
First Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



Outbuilding

Approx. 20.7 sq. metres (223.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Living Area/Dining Area: 25'11 x 14'1 (7.90m x 4.30m)

Sitting Room: 14'0 x 11'4 (4.27m x 3.46m)

Kitchen: 12'10 x 6'8 (3.91m x 2.03m)

Utility Room: 10'0 x 8'10 6 (3.05m x 2.69m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'0 x 11'6 (4.27m x 3.51m)

Bedroom 2: 12'10 up to fitted wardrobes x 11'0 (3.91m x 3.36m)

Bedroom 3: 8'3 x 7'3 (2.52m x 2.21m)

Bathroom

OUTBUILDING

Garage

Summer House

OUTSIDE

Driveway

Rear Garden



Main features

- Grade II listed detached property situated in a quiet cul-de-sac
- Rarely available
- Close to Carshalton High Street
- Utility room with shower, cloakroom, upstairs bathroom
- Landscaped rear garden, large driveway, garage
- Beautiful Edwardian summer house in Queen Anne style



Nearest Schools

Primary: All Saints' CofE School 0.1 miles, Holy Trinity CofE School 0.4 miles, St. Mary's Catholic School 1.3 miles
Secondary: Wallington County Grammar School 0.3 miles, Carshalton High School for Girls 0.5 miles, St Philomena's School 0.5 miles



Transport Information

Train Stations: Carshalton 0.4 miles, Wallington 0.5 miles, Hackbridge 0.7 miles



Address

Westcroft Road, Carshalton, Surrey, SM5



Directions

For directions to this property please contact us.



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■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ 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.

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