



Rotherfield Road, SM5

A newly refurbished, four double bedroom, 4.5 bathroom semi-detached house in Carshalton.

ESTATE & AGENT

— Tailored, local and personal —

Rotherfield Road, SM5

£950,000 Freehold

Offered with no onward chain is this newly refurbished, four double bedroom, 4.5 bathroom semi detached house set across three floors. The property benefits from a large gravel driveway providing off-street parking for multiple cars and to the rear of the property there is a private enclosed garden with side access comprising of raised decking, lawn, flowerbeds and mature trees.

The impressive accommodation briefly comprises: entrance porch leading onto an entrance hallway via original front door with stained glass inset and side windows, stairs to first floor with cupboard underneath, ground floor w.c., a large reception room with bay window with attractive flooring and high ceilings, a stunning open plan family room and kitchen with feature fireplace with gas supply, living area, dining area and fully fitted kitchen with a range of integrated appliances and island with breakfast bar and hob with built in extraction - ideal of entertaining, three electric Velux windows, full width bi-fold doors providing access to the raised decking area and garden, a utility room with plumbing for a washing machine and drier and boiler room with door leading to the side of the property.

To the first floor there is a substantial landing area with a large window and space for a desk or comfortable chair - an ideal workspace or reading nook, a large double bedroom with bay window to the front of the property, a second double bedroom with built in wardrobes and en-suite shower room, a spacious family bathroom/w.c. comprising of an attractive white fitted suite, tiling, bath and separate walk-in shower.

To the second floor there is a loft conversion providing a further double bedroom with en-suite and fitted wardrobes, a fourth bedroom with built-in wardrobe and fourth separate shower room/w.c. The bedrooms to the second floor boast air conditioning. The property has been rewired with TV aerial, internet and data connectivity and alarm system, central heating with Hive control, underfloor heating to the ground floor and bathrooms and a newly installed gas central and hot water system.

Rotherfield Road is ideally situated close to a variety of local shops, schools, amenities and transport links. Viewing comes highly recommend to fully appreciate all this fantastic family home has to offer its next occupants. EPC: C. Council Tax: F.

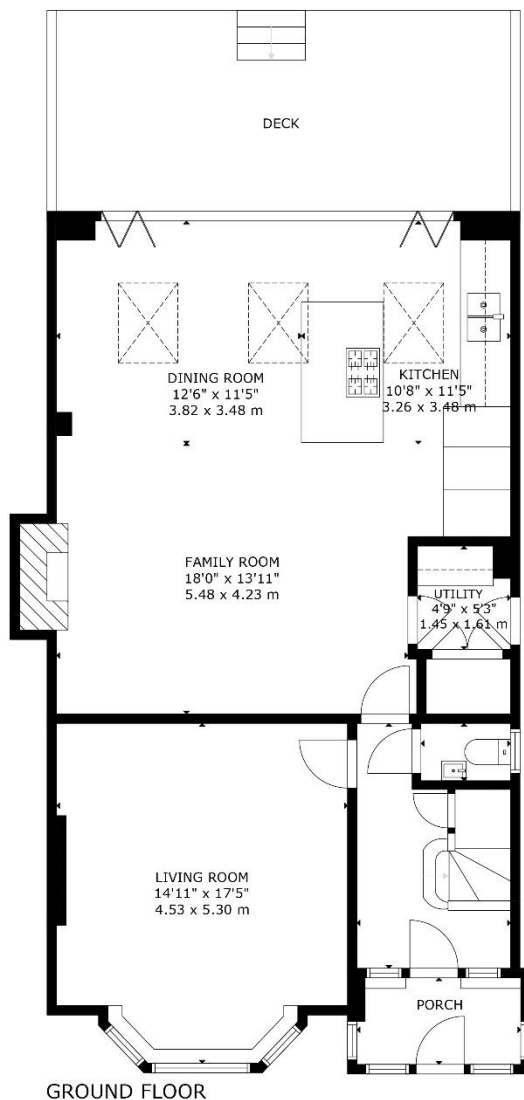


- 201sqm/2165 sq ft
- Newly refurbished
- Refitted kitchen
- Open plan family room
- Utility room
- Off-street parking
- Private garden
- 4.5 bathrooms
- Close to local amenities and transport links.
- No onward chain

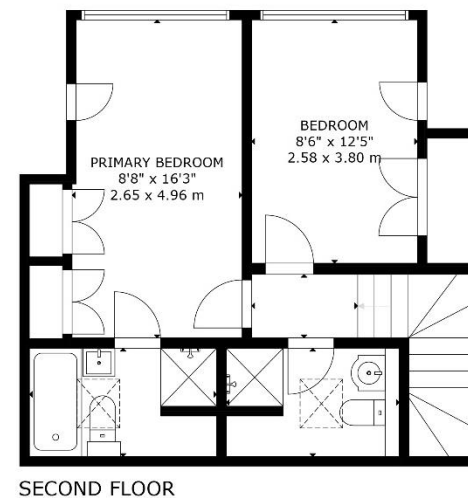
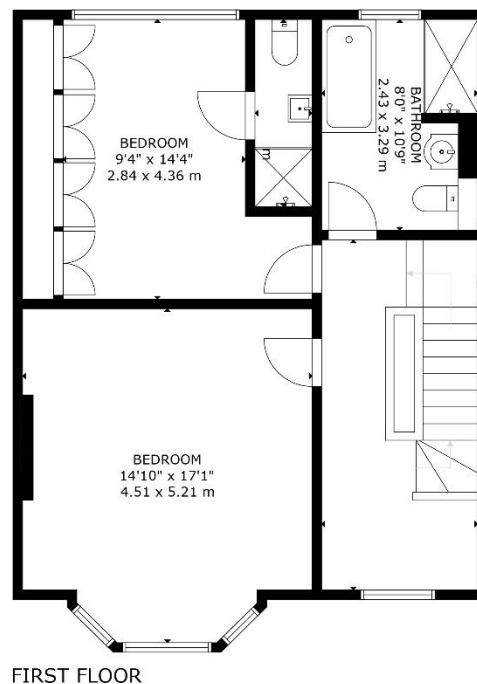


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





ROTHERFIELD ROAD, CARSHALTON
Total Approximate Internal Area: 201m sq/ 2165 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Viewing strictly by
appointment via
Estate and Agent

CONTACT

Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

Open Hours-
Monday to Friday 8am - 7pm
Saturdays 9am - 5pm
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Estate & Agent has any authority to make or give any representation of warranty in relation to this property.