

**FOR SALE**



**Arlington Drive, Carshalton, SM5**  
**"Offers in Excess of" £450,000 FH**

**MARTIN&CO**





## Arlington Drive, SM5

- SPACIOUS 2 BEDROOM HOUSE
- OUTBUILDING USED AS A FORMER GYM
- POTENTIAL FOR A HOME OFFICE
- SUPERB OPEN PLAN KITCHEN/DINING AREA EXTENDED TO THE REAR.
- INTEGRATED APPLIANCES
- BREAKFAST BAR
- DRIVEWAY WITH PARKING FOR 2 CARS
- MODERN SHOWER ROOM
- SPACIOUS FRONT RECEPTION ROOM
- QUIET CRESCENT LOCATION
- MASTER BEDROOM + WALK IN WARDROBE
- FURTHER CUSTOM WARDROBES FITTED
- GOOD SIZED BEDROOM 2
- 0.7 MILES TO CARSHALTON & HACKBRIDGE STATIONS, LESS THAN 1 HOUR TO LONDON
- EXTENSIVE USB SOCKETS
- GOOD LOCAL SCHOOLS
- PREVIOUSLY REWIRED
- GAS CENTRAL HEATING
- HIGH SPEED BROADBAND
- INSULATED LOFT FOR AMPLE STORAGE
- LOCAL SHOPS & CARSHALTON COLLEGE
- DALE PARK RECREATION GROUND NEARBY
- LOFT POTENTIAL STPP
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD



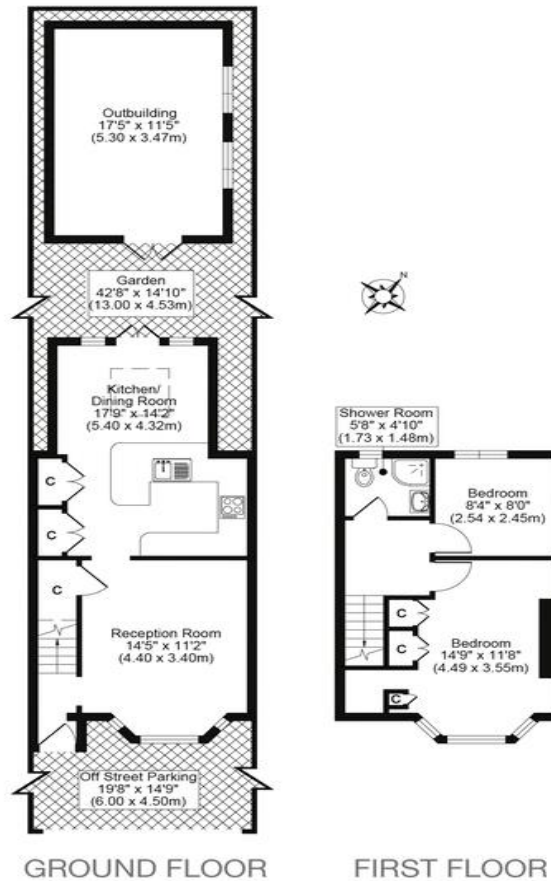
A tastefully decorated 2 bedroom house in a quieter residential street, walking distance to Carshalton & Hackbridge Mainline Stations, to commute into London in less than 1 hour. Walking distance to local shops, Carshalton College and Dale Park Recreation Ground. Spacious living room leading to an extended, light & bright stunning high end kitchen, with integrated appliances, breakfast bar and open plan dining area onto the rear garden. Master bedroom with walk-in wardrobe & custom wardrobes, good size 2nd bedroom & a modern shower room on the first floor. Driveway with parking for 2 cars, lovely rear garden, ideal for entertaining and a large outbuilding, previously a gym/potential home office. The house has been rewired previously with modern windows, gas central heating & potential for the loft STPP. Viewing Highly Recommended. Sutton Council Tax Band D = £2,269.72 pa. EPC Band D. Sole Agent. Keys held.







ARLINGTON DRIVE, SM5  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 929 SQ.FT (86 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 731 SQ.FT (68 SQ.M)



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.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

