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HERE TO GET *you* THERE



Middleton Road, Carshalton

£450,000

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Welcome to Middleton Road, Carshalton - a lovely end of terrace house! This great property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to enjoy.

Situated in a convenient location and just a short bus ride from Morden tube station, this house features an upstairs bathroom. The driveway provides parking, making coming home a breeze. The side access to the garden offers a peaceful retreat where you can unwind and enjoy the outdoors.

Don't miss the opportunity to make this house your home. Whether you're looking to settle down or invest in a property, Middleton Road has it all. Book a viewing today and discover the endless possibilities this end terrace house has to offer.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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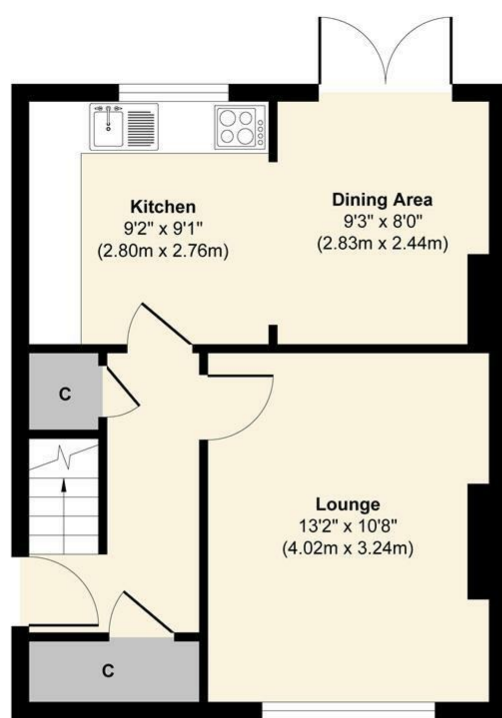


KEY FEATURES

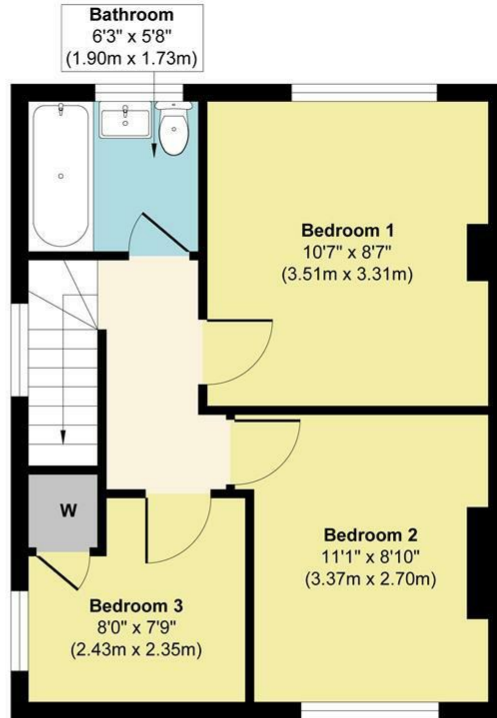
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LOUNGE & DINING ROOM
- REAR GARDEN WITH SIDE ACCESS
 - DRIVEWAY







Ground Floor
Approximate Floor Area
395 sq. ft
(36.67 sq. m)

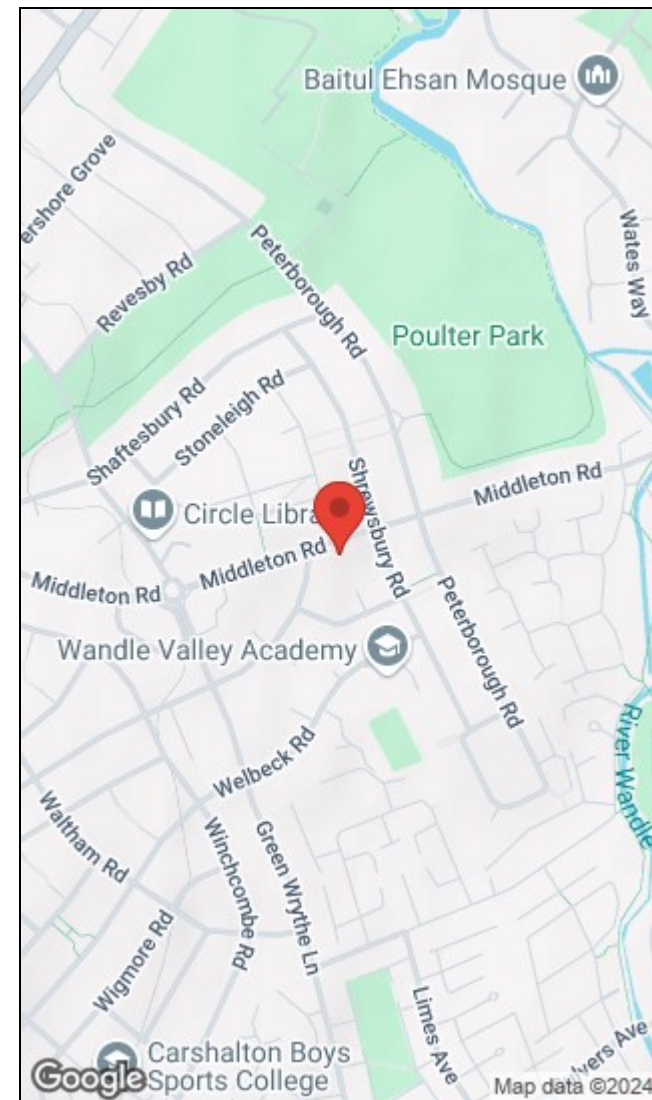


First Floor
Approximate Floor Area
395 sq. ft
(36.67 sq. m)

Approx. Gross Internal Floor Area 790 sq. ft / 73.34 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
86	63		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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