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# Ansell Grove, Carshalton

£565,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**NO ONWARD CHAIN, QUICK SALE POSSIBLE!** Welcome to Ansell Grove, Carshalton - a cul-de-sac location perfect for families or those seeking a quiet retreat. This semi-detached house, which is close to Hackbridge mainline station, boasts 3 bedrooms and 2 bathrooms, providing ample space for comfortable living along with a driveway offering parking.

One unique feature of this property is one bedroom and bathroom downstairs, ideal for guests or older children, offering convenience and privacy. The fantastic open plan kitchen living space is perfect for entertaining or simply enjoying family time. There is also a lovely separate lounge with an open fire.

The property is beautifully maintained throughout, ensuring a move-in ready experience for the new owners. The easy-to-maintain, peaceful rear garden provides a lovely outdoor space to relax and unwind.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



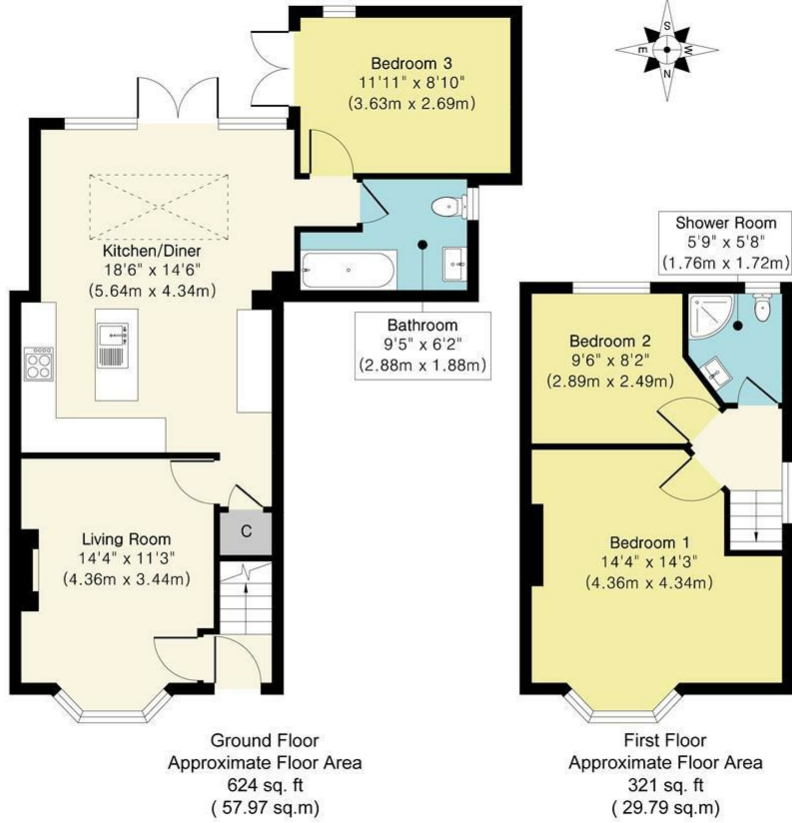
## KEY FEATURES

- THREE DOUBLE BEDROOMS (one downstairs)
- UPSTAIRS SHOWER ROOM, DOWNSTAIRS BATHROOM
- BEAUTIFUL REAR GARDEN WITH SIDE ACCESS
- OPEN PLAN KITCHEN / DINING ROOM
  - SEPARATE LOUNGE
- POTENTIAL TO CONVERT LOFT (STPP)
  - DRIVEWAY TO FRONT
  - NO ONWARD CHAIN



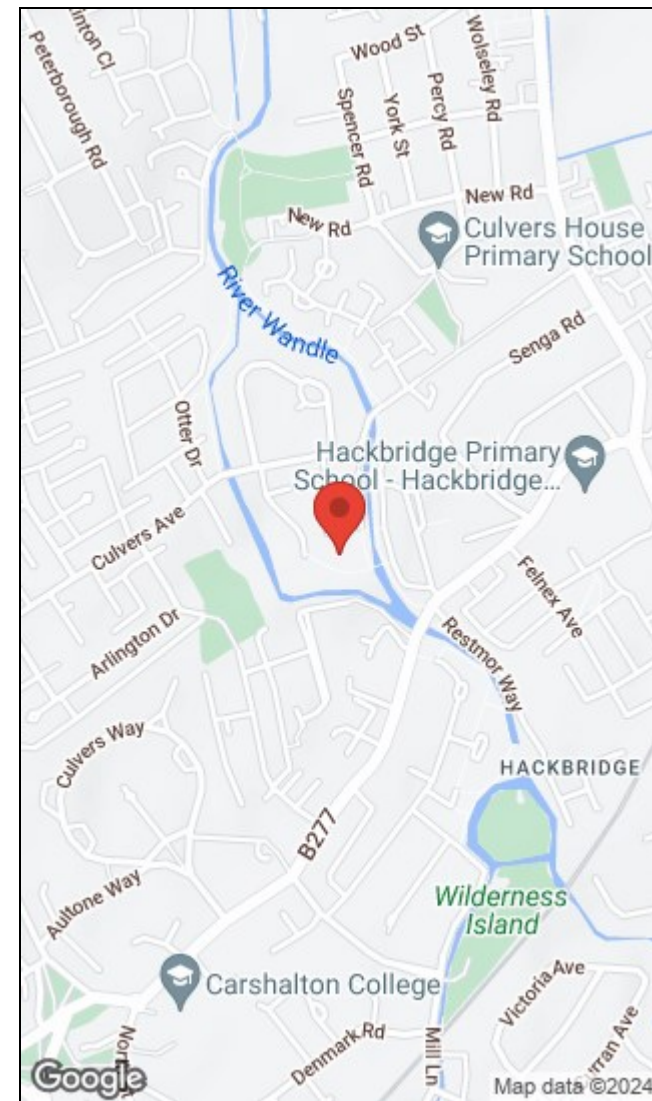


# Ansell Grove, SM5



**Approx. Gross Internal Floor Area 945 sq. ft / 87.76 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system 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](http://designimperial.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>	<b>59</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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