



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Twyford Road, Carshalton

£430,000

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Welcome to this corner-plot end of terrace house located on Twyford Road. This property boasts a porch leading to the reception room, it has a re-fitted kitchen along with two double bedrooms and a modern shower room, making it an ideal space for a small family or professionals looking for a comfortable home.

One of the standout features of this property is the side plot, providing additional outdoor space for gardening enthusiasts or for extra parking if required. The driveway offers off-street parking for your vehicles.

A through-floor home lift has been installed in the lounge which goes to the front bedroom. Whether you choose to keep the lift for easy access between floors or remove it to create more space, the flexibility of this feature allows you to tailor the property to your preferences. The sellers will remove the lift at their cost before completion if required.

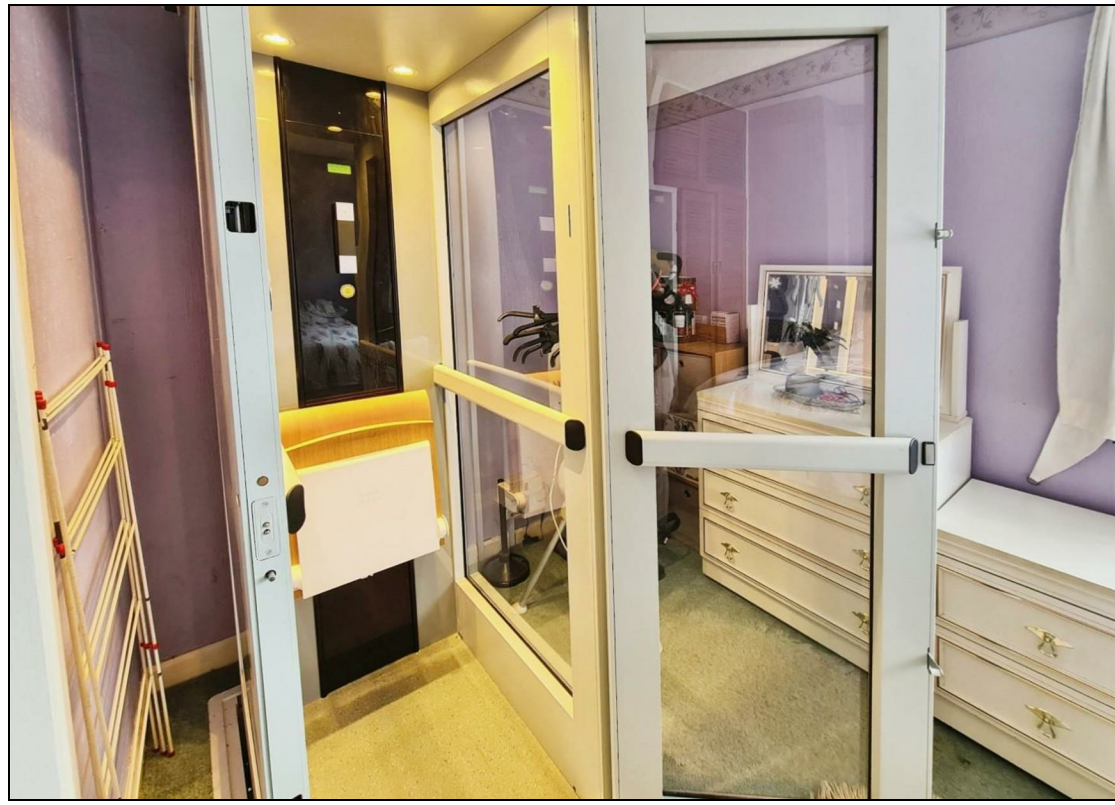
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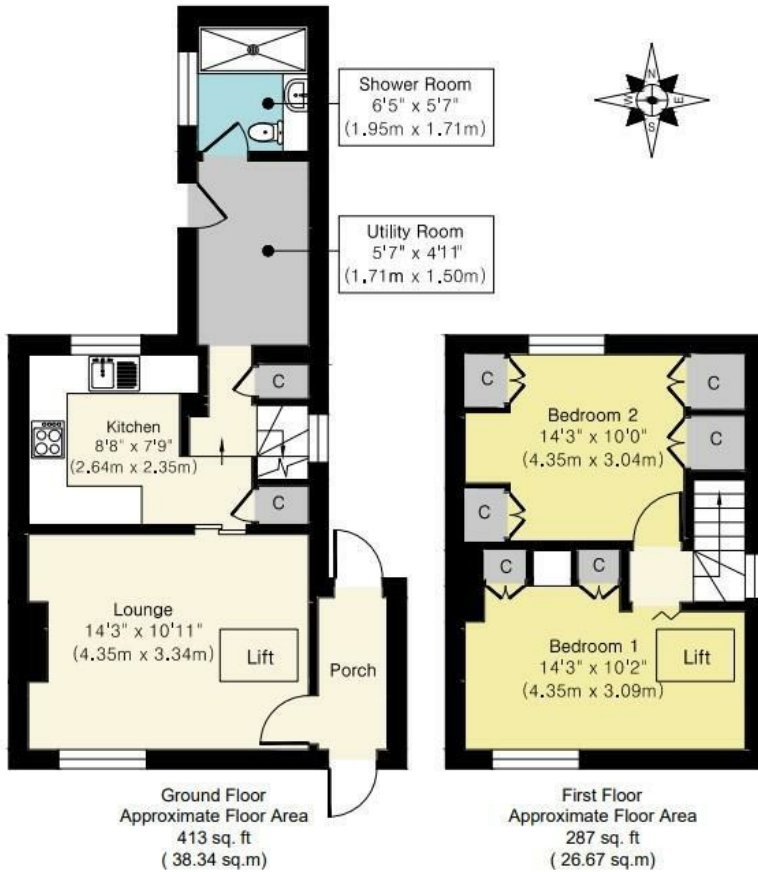


## KEY FEATURES

- TWO DOUBLE BEDROOMS
  - SIDE PLOT
- POTENTIAL TO EXTEND (stpp)
  - DRIVEWAY
- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- GAS CENTRAL HEATING
- THROUGH FLOOR HOME LIFT







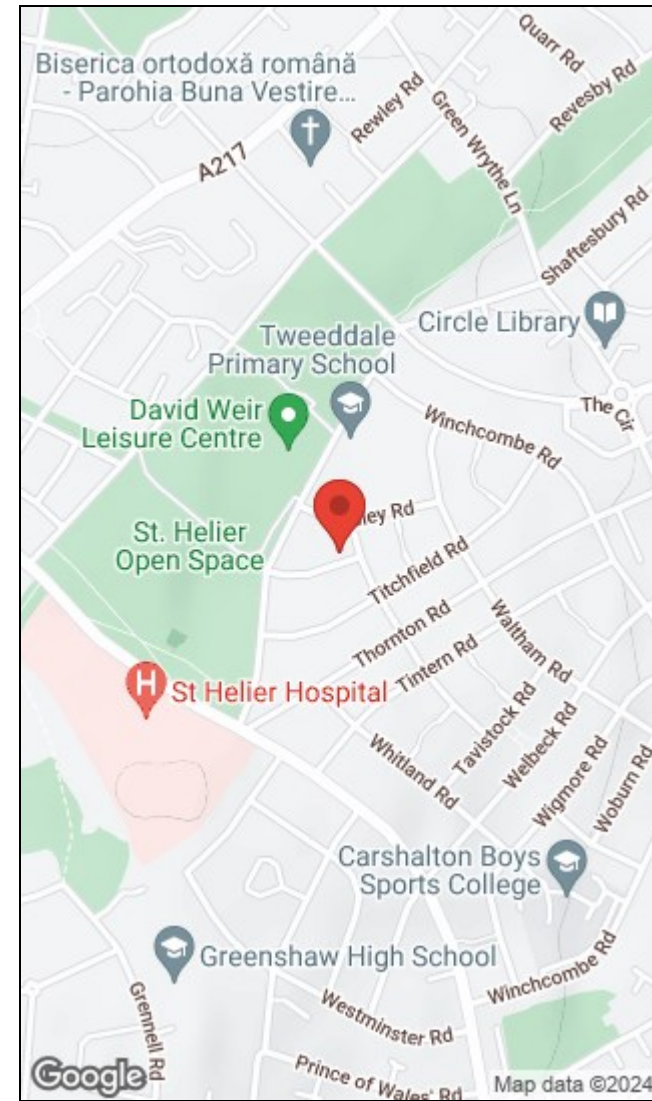
Utility Room  
5'7" x 4'11"  
(1.71m x 1.50m)

Ground Floor  
Approximate Floor Area  
413 sq. ft  
( 38.34 sq.m)

First Floor  
Approximate Floor Area  
287 sq. ft  
( 26.67 sq.m)

**Approx. Gross Internal Floor Area 700 sq. ft / 65.01 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**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>86</b>
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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