



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE





# Nightingale Road, Carshalton, SM5 2DH

## £525,000

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

**ONWARD CHAIN COMPLETE - QUICK SALE POSSIBLE!** Welcome to Nightingale Road - a charming terraced house that is sure to capture your heart! This delightful property boasts spacious open plan living space, three lovely bedrooms, and a modern bathroom.

Step inside to discover a beautifully presented interior, with a kitchen, bathroom, and boiler all recently fitted to a high standard. The pretty garden at the rear of the house provides a peaceful retreat, perfect for enjoying a cup of tea on a sunny afternoon.

Conveniently located, this property offers easy access to transport links and reputable schools, making it an ideal choice for families. Additionally, the presence of a garage adds a touch of convenience to your daily life.

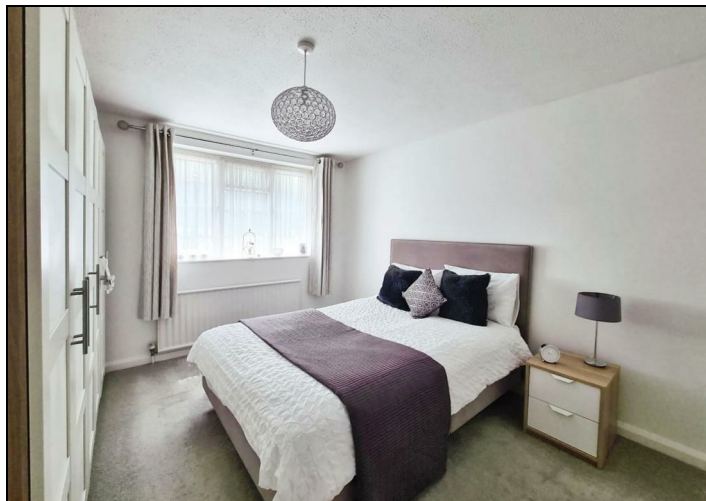
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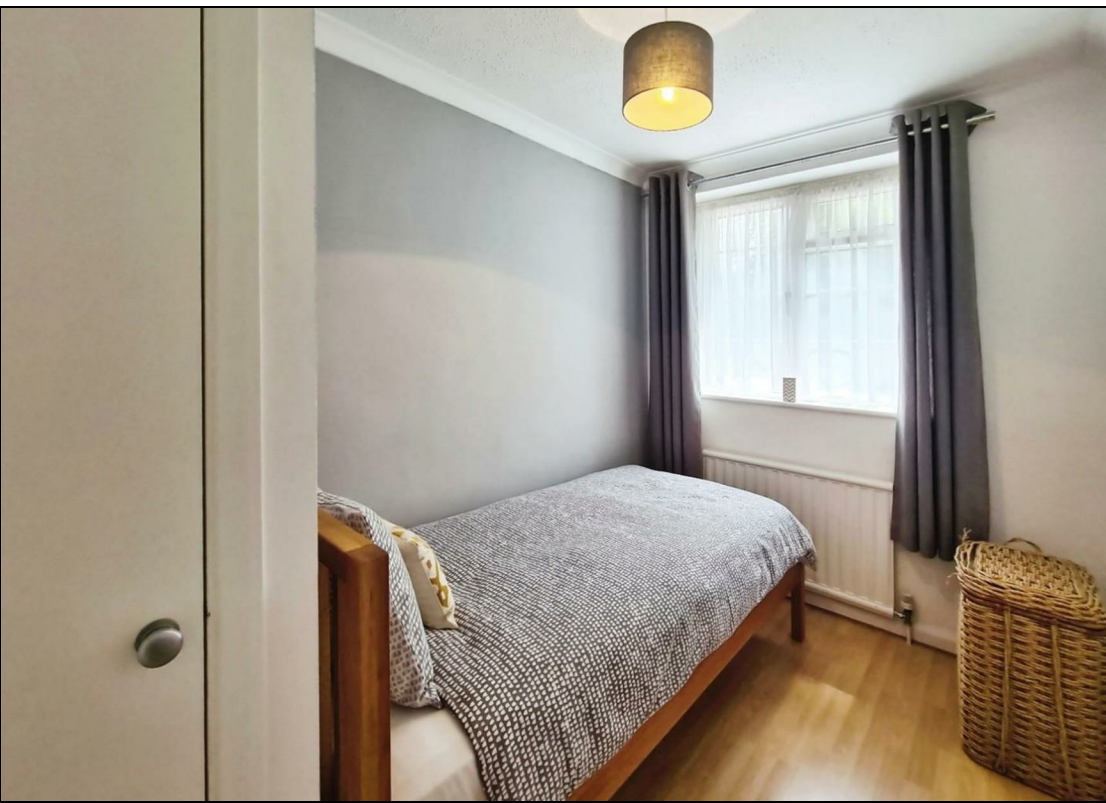
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## KEY FEATURES

- THREE BEDROOMS
- RE-FITTED BATHROOM
- RE-FITTED KITCHEN & BOILER
  - DOUBLE GLAZING
- LOVELY REAR GARDEN
  - GARAGE
- PLENTY OF STORAGE
- EXCELLENT LOCATION



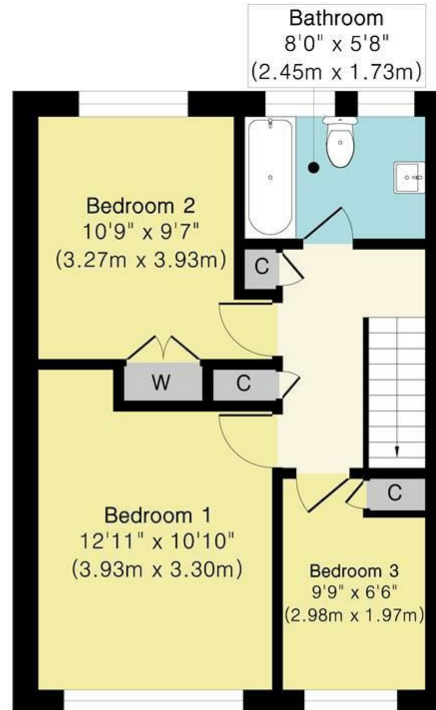








Ground Floor  
Approximate Floor Area  
493 sq. ft  
( 45.80 sq.m)

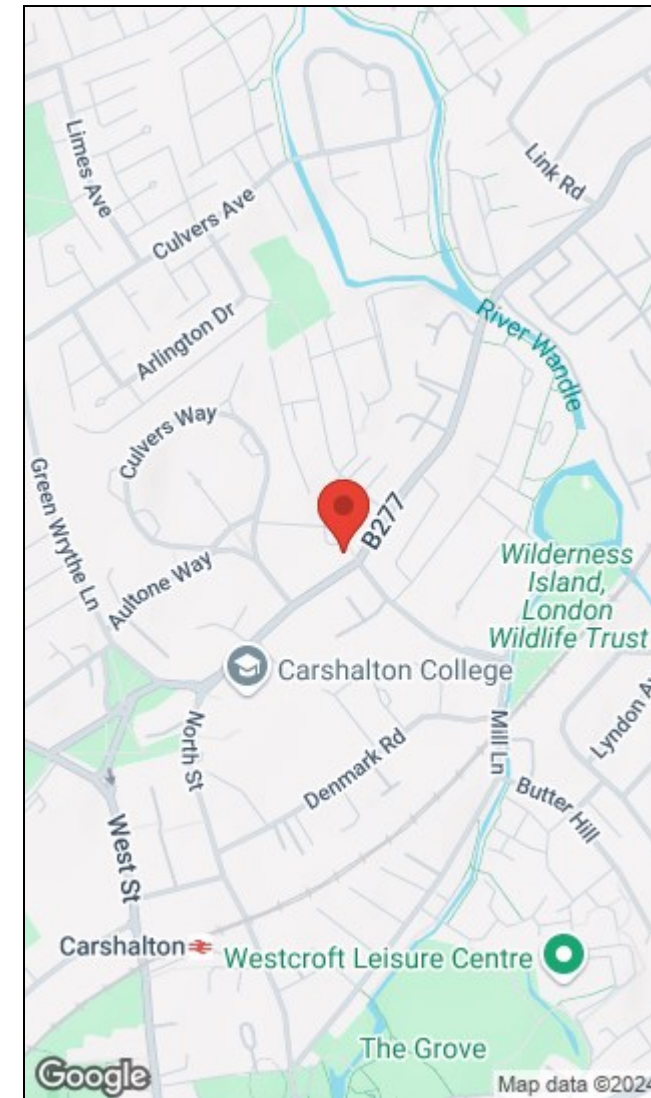


First Floor  
Approximate Floor Area  
475 sq. ft  
( 44.15 sq.m)

**Approx. Gross Internal Floor Area 968 sq. ft / 89.95 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	
Current	Potential
	<b>87</b>
<b>71</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	<b>A</b>
<b>B</b>	

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