



HUNTERS[®]

HERE TO GET *you* THERE



Ruskin Road, Carshalton, Surrey, SM5 3DD

£270,000



Welcome to this charming one bedroom ground floor maisonette located opposite the picturesque Carshalton Park.

With parking available for one vehicle, you'll never have to worry about finding a spot after a long day. The long lease with no annual service charge is a fantastic bonus, offering peace of mind and financial savings. The courtyard garden is a lovely addition, offering a private outdoor space to enjoy some fresh air or host a small gathering.

Don't miss out on this wonderful opportunity to own a charming property with no onward chain. Contact us today to arrange a viewing and make this maisonette your new home in Carshalton.

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

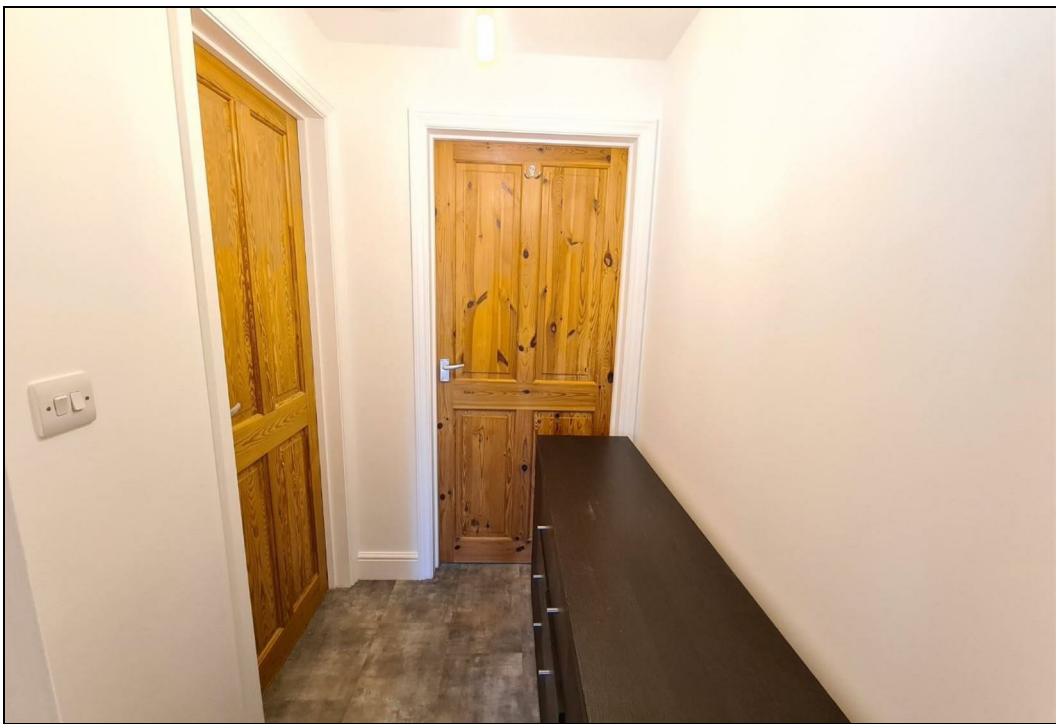


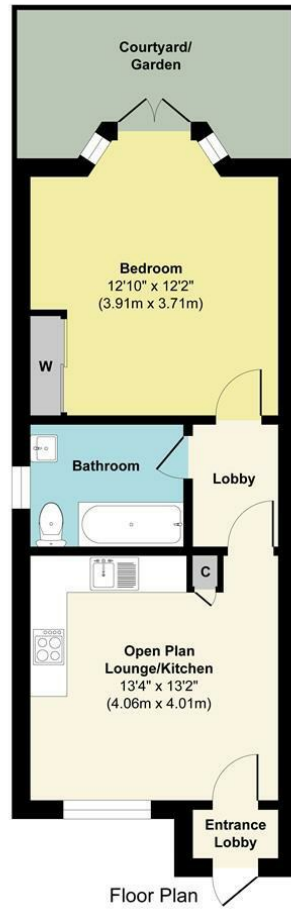
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KEY FEATURES

- LONG LEASE
- COURTYARD GARDEN WITH SIDE ACCESS
- DRIVEWAY TO FRONT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LOVELY VILLAGE LOCATION
- WELL PRESENTED
- NO ONWARD CHAIN







Approx. Gross Internal Floor Area 472 sq. ft / 43.89 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	72
England & Wales	EU Directive 2002/91/EC		

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

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