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# Philips Close, Carshalton

## Offers In Excess Of £400,000



Welcome to this lovely terraced house situated in a quiet residential area. This property benefits from two reception rooms and two double bedrooms. The driveway to the front of the house provides convenient parking for one vehicle. There are currently no restrictions for on-road parking.

Situated just a short 0.3-mile walk to Hackbridge mainline station, commuting to work or exploring the city couldn't be easier. The location of this house offers a peaceful retreat from the hustle and bustle of everyday life, while still being close to local amenities and transport links.

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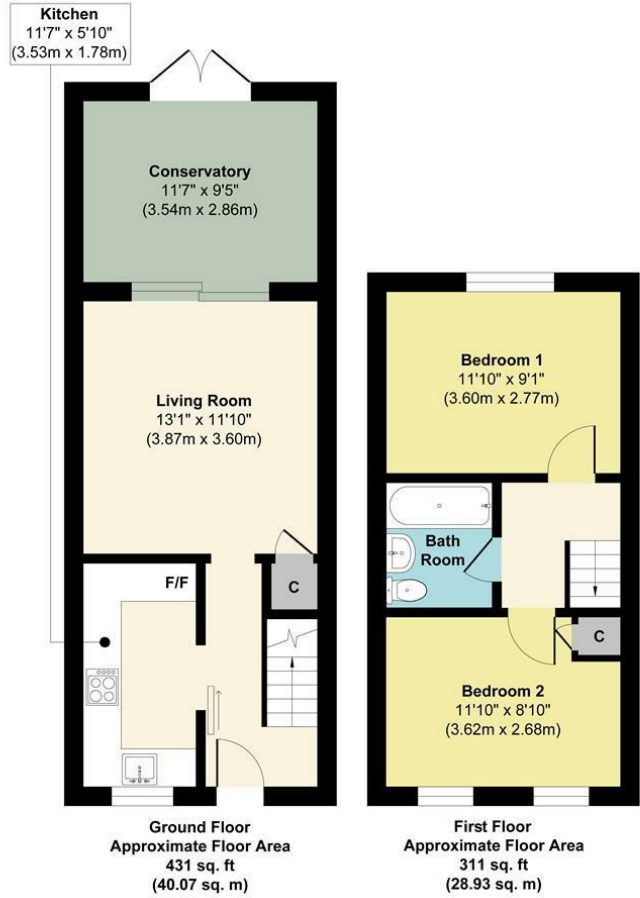


## KEY FEATURES

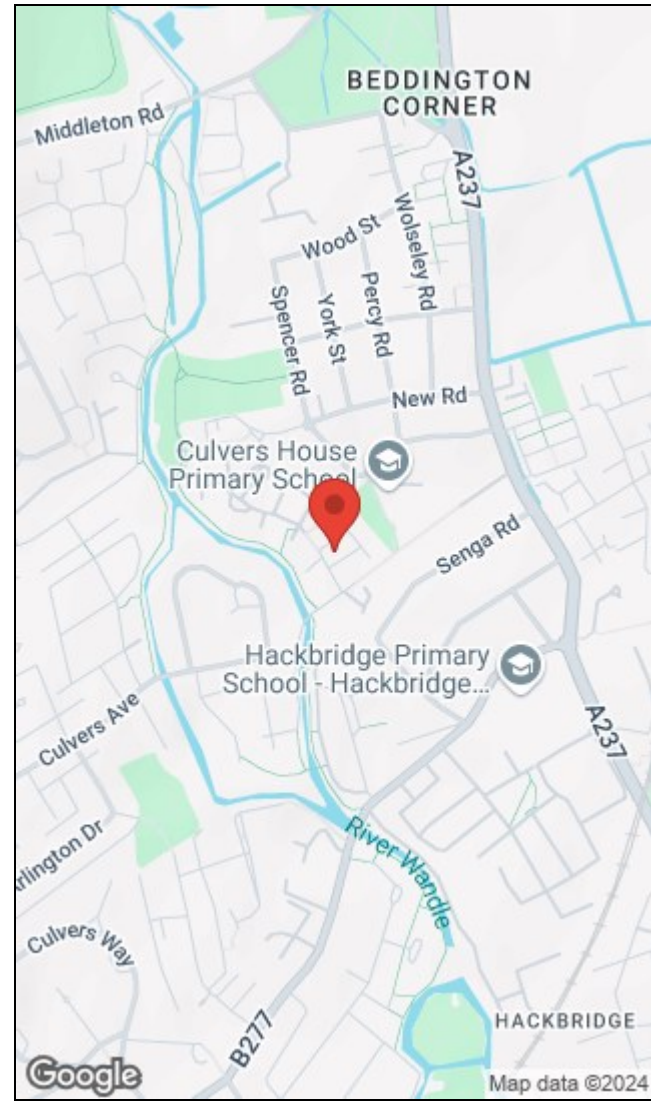
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY TO FRONT
- 35' (approx.) REAR GARDEN
- 0.3 MILES WALK TO HACKBRIDGE STATION
- LOFT SPACE FOR STORAGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING







**Approx. Gross Internal Floor Area 742 sq. ft / 69.00 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	
Current	Potential
	<b>89</b>
<b>70</b>	

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

EU Directive 2002/91/EC

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

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC

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