



HUNTERS[®]
HERE TO GET *you* THERE

5 2 3 E

Sunnymede Avenue, Carshalton

£740,000



NO ONWARD CHAIN, QUICK SALE POSSIBLE! Welcome to Sunnymede Avenue, Carshalton - a charming location for this spacious, 5 bedroom, semi-detached house with endless potential. This exciting property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With five bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the potential it holds. The side extension offers the opportunity to create a self-contained annexe, ideal for guests or even as a rental space. Additionally, the garage and parking for several cars to the rear/side of the property ensure that parking will never be an issue.

The real gem of this property is the fantastic 150' (approx) garden, providing a tranquil escape from the hustle and bustle of everyday life. Imagine summer barbecues, children playing, and beautiful garden parties in this expansive outdoor space.

The property comes with the added benefit of no onward chain, making the purchasing process smooth and hassle-free. Don't miss out on the chance to own this wonderful family home with so much to offer. Book a viewing today and start envisioning the endless possibilities that this property presents.

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



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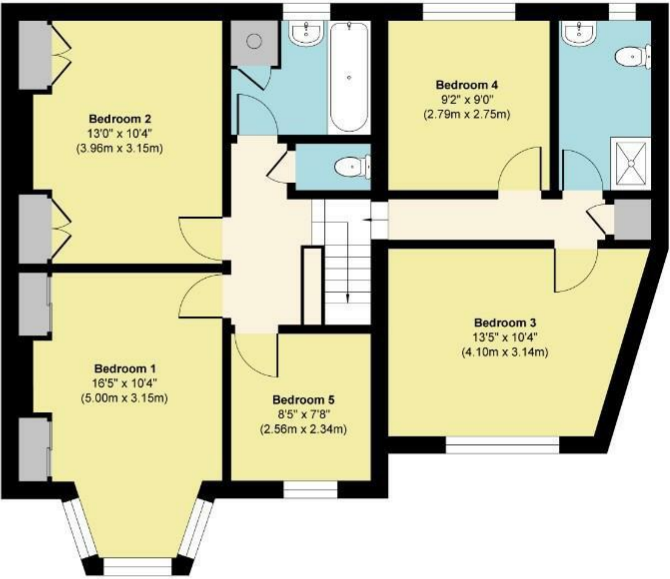
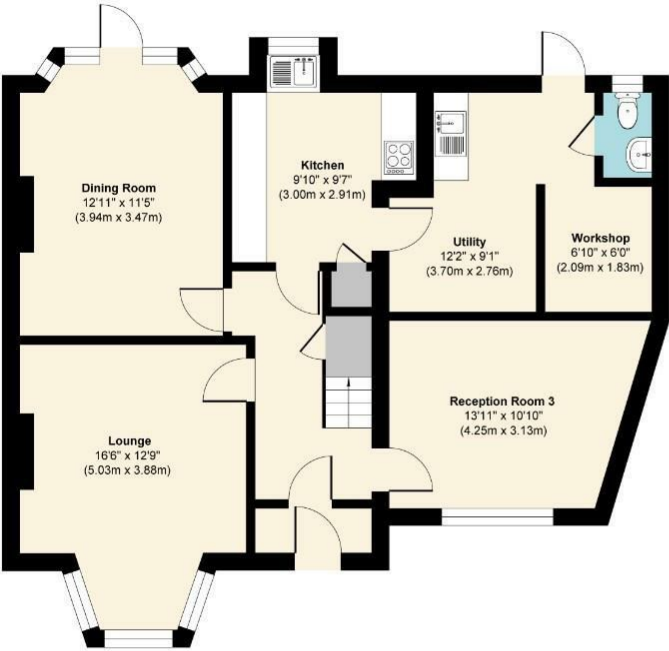
KEY FEATURES

- FIVE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC
- THREE SPACIOUS RECEPTIONS
- FANTASTIC 150' approx. REAR GARDEN
- GARAGE & PARKING FOR SEVERAL CARS
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN





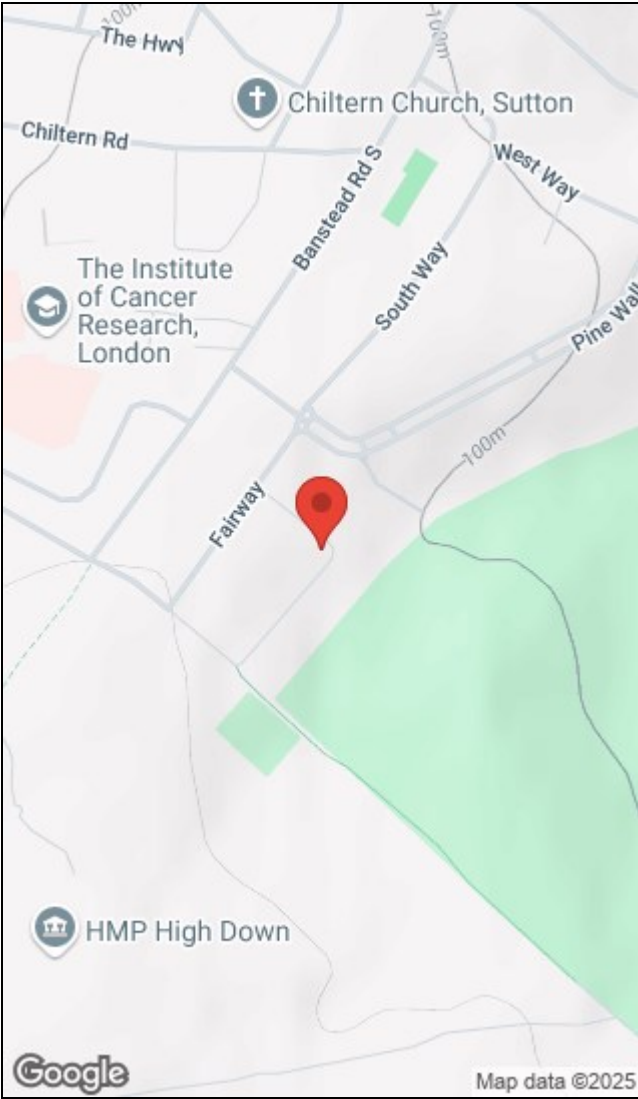
Sunnymede Avenue



Approx. Gross Internal Floor Area 1821 sq. ft / 169.22 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		85			
		48			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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