



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Cranfield Road East, Carshalton, SM5 4LR

£425,000

**HUNTERS**<sup>®</sup>  
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Welcome to this charming terraced house located on a quiet side road on Carshalton on the Hill. This property benefits from two reception rooms, 3 bedrooms and a downstairs bathroom.

One of the standout features of this house is the large rear garden, offering plenty of outdoor space for gardening, hosting barbecues, or simply enjoying the fresh air. The potential for a driveway (subject to planning permission) adds further value to this already desirable property.

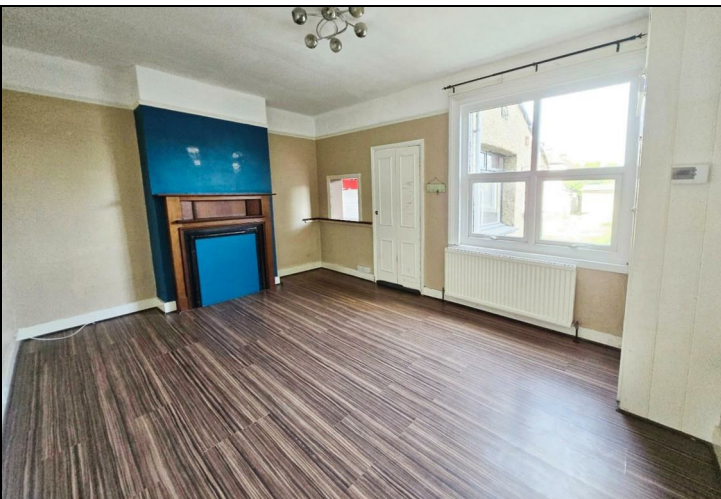
Being offered with no onward chain, this house presents a fantastic opportunity for those looking to move in hassle-free. Don't miss out on the chance to make this lovely house your new home.

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



## KEY FEATURES

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- POTENTIAL FOR DRIVEWAY (STPP)
- LARGE REAR GARDEN

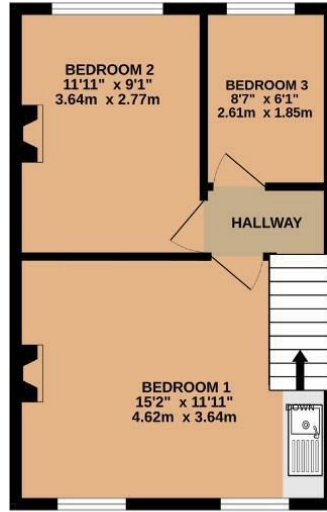




GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

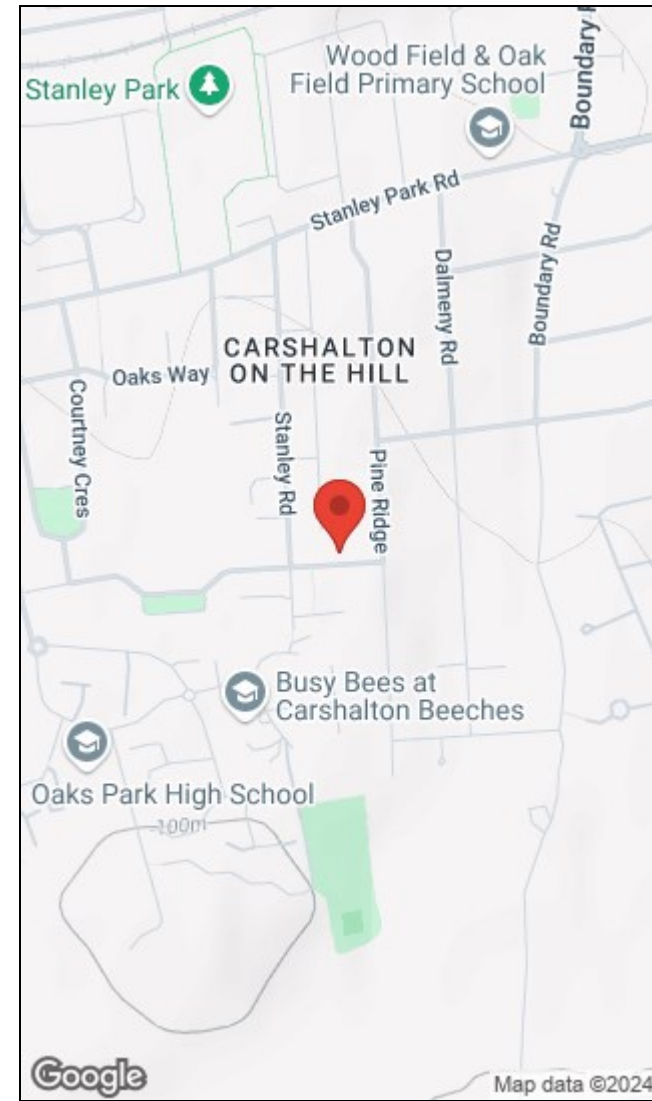


1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CO224



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>69</b>
	<b>87</b>
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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