



HUNTERS[®]
HERE TO GET *you* THERE



TO GET *you* THERE

St Albans Grove, Carshalton, SM5 1NE

£465,000



Situated on the popular St Helier Estate, this fantastic end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The re-fitted upstairs bathroom is modern and stylish, ensuring convenience for daily living.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property is set on a fantastic corner plot, the front drive accommodates parking for two vehicles, while double gates to the side provide additional parking options, making it ideal for families with multiple cars or a caravan, boat etc.

Offered with no onward chain, this home is ready for you to move in and make it your own. This property is a rare find, combining comfort, convenience, and potential for future extension (stpp).

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



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

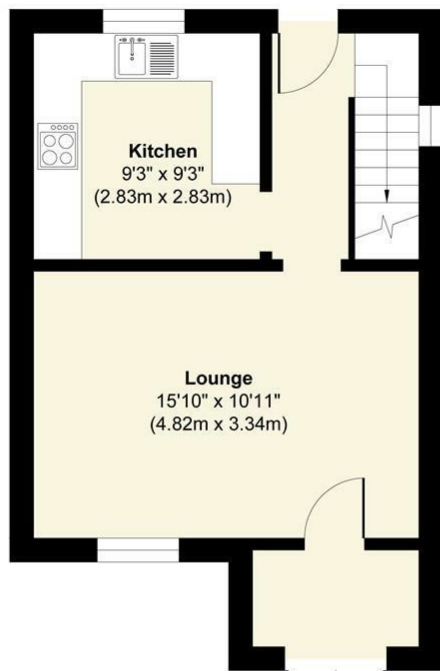


KEY FEATURES

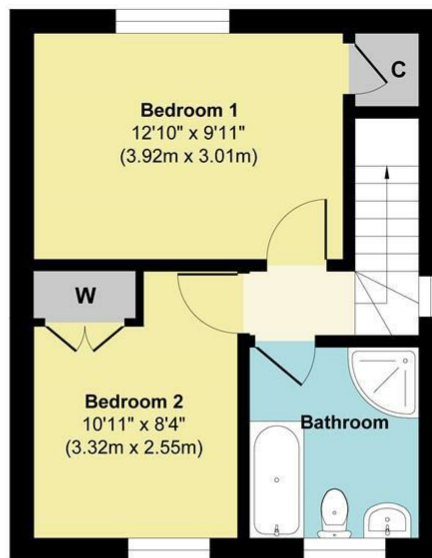
- FANTASTIC CORNER PLOT
- NO ONWARD CHAIN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- RE-FITTED KITCHEN
- RE-FITTED UPSTAIRS BATHROOM
- DRIVE TO FRONT
- GARDEN ROOM WITH POWER







Ground Floor
Approximate Floor Area
358 sq. ft
(33.28 sq.m)

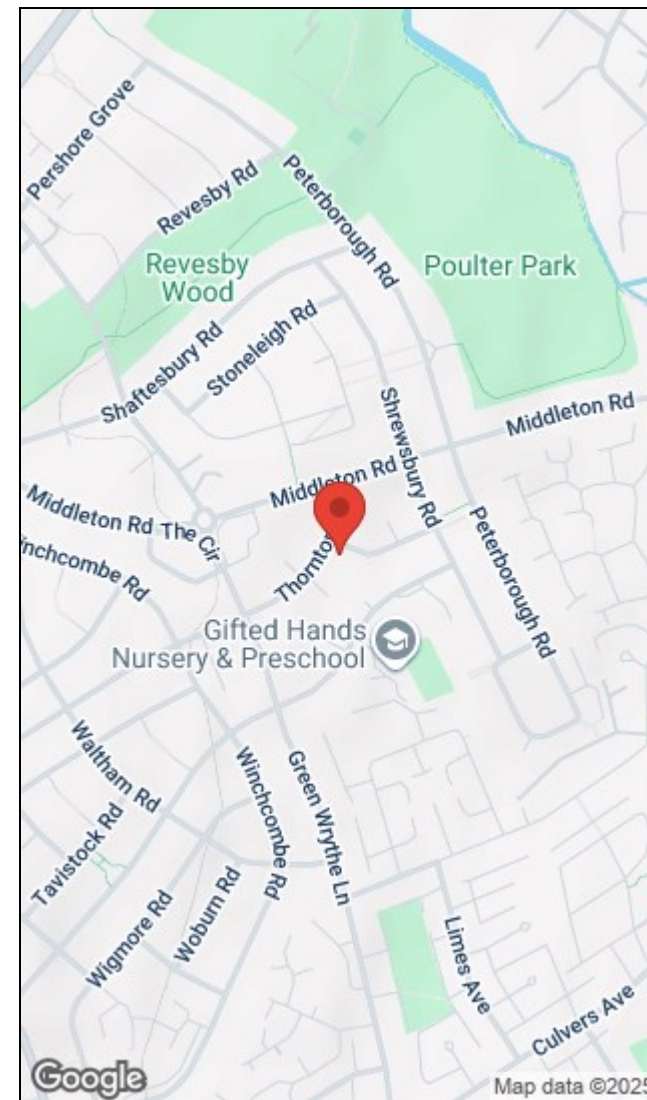


First Floor
Approximate Floor Area
328 sq. ft
(30.46 sq.m)

Approx. Gross Internal Floor Area 686 sq. ft / 63.74 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



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		
		83			
		66			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.