



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 D

Connaught Road, SM1 3PQ

£520,000

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Hunters are delighted to offer this 3 bedroom semi-detached house, spanning an impressive 934 square feet. The property features a spacious lounge, perfect for both relaxation and entertaining. The open plan kitchen and dining area create a warm and inviting space, ideal for family gatherings or casual meals.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. One of the standout features of this property is the good-sized garden, providing a lovely outdoor retreat for gardening enthusiasts or a safe play area for children.

Parking is a breeze with off-road space available for two to three vehicles. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

Situated close to Carshalton mainline station, commuting to London and beyond is both quick and convenient. Additionally, the area boasts access to excellent schools, making it an ideal choice for families.

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



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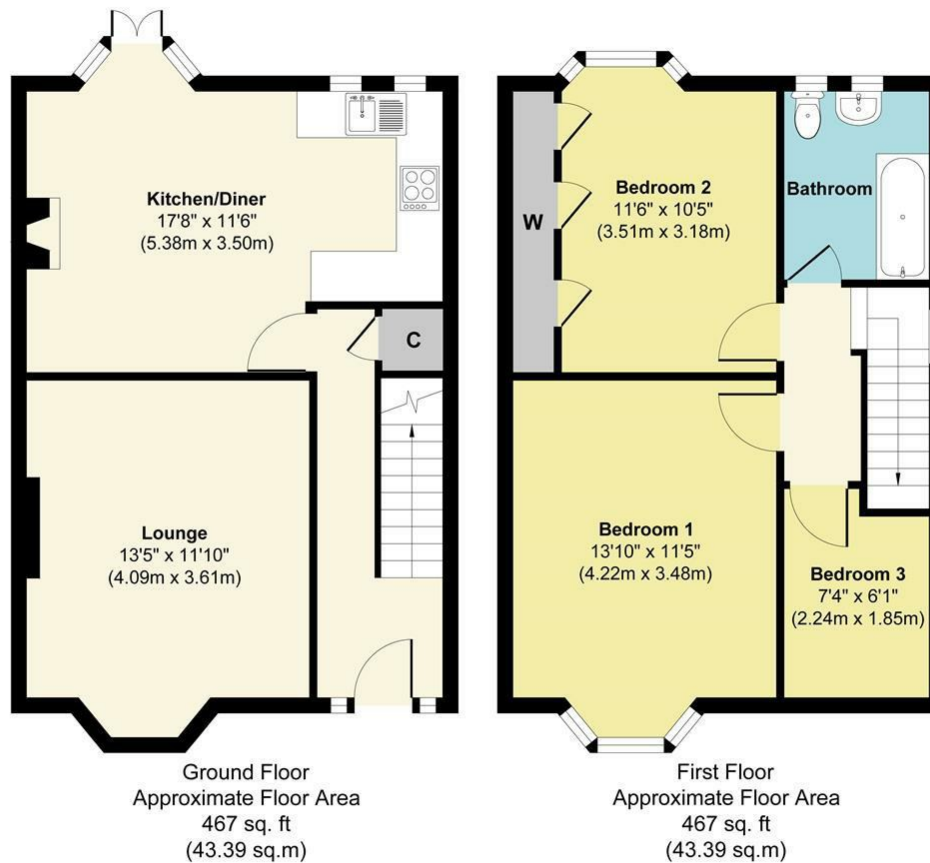


KEY FEATURES

- NO ONWARD CHAIN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SPACIOUS KITCHEN/DINER
- SEPARATE LOUNGE
- GOOD-SIZE REAR GARDEN
- DRIVEWAY FOR 2-3 CARS
- HARDSTAND TO SIDE



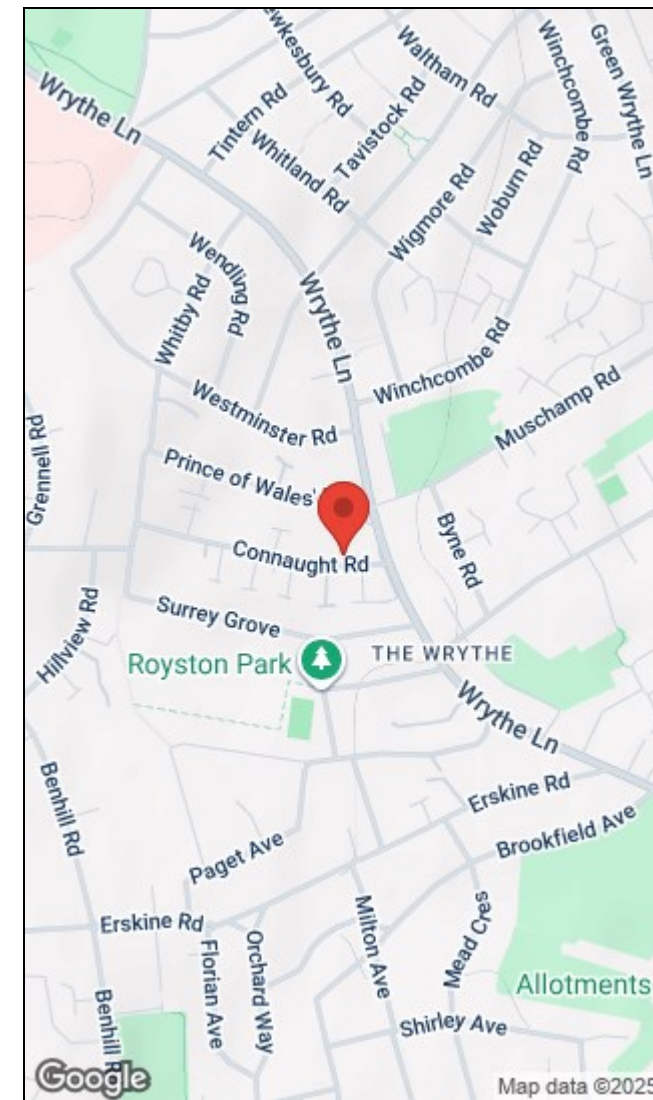




Approx. Gross Internal Floor Area 934 sq. ft / 86.78 sq. m

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		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	81		78
	55		48
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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