



HUNTERS[®]
HERE TO GET *you* THERE



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St James Road, Carshalton, SM5 2DU

£425,000



This fabulous end-terrace house offers a perfect blend of comfort and style. Spanning an impressive 808 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining space. The lounge benefits from a feature fireplace with fitted gas fire. The upstairs bathroom is well-appointed, ensuring that your daily routines are both practical and pleasant.

One of the standout features of this property is its prime location. Situated close to local shops and a mainline station, you will enjoy easy access to essential amenities and excellent transport links, making commuting a breeze. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

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



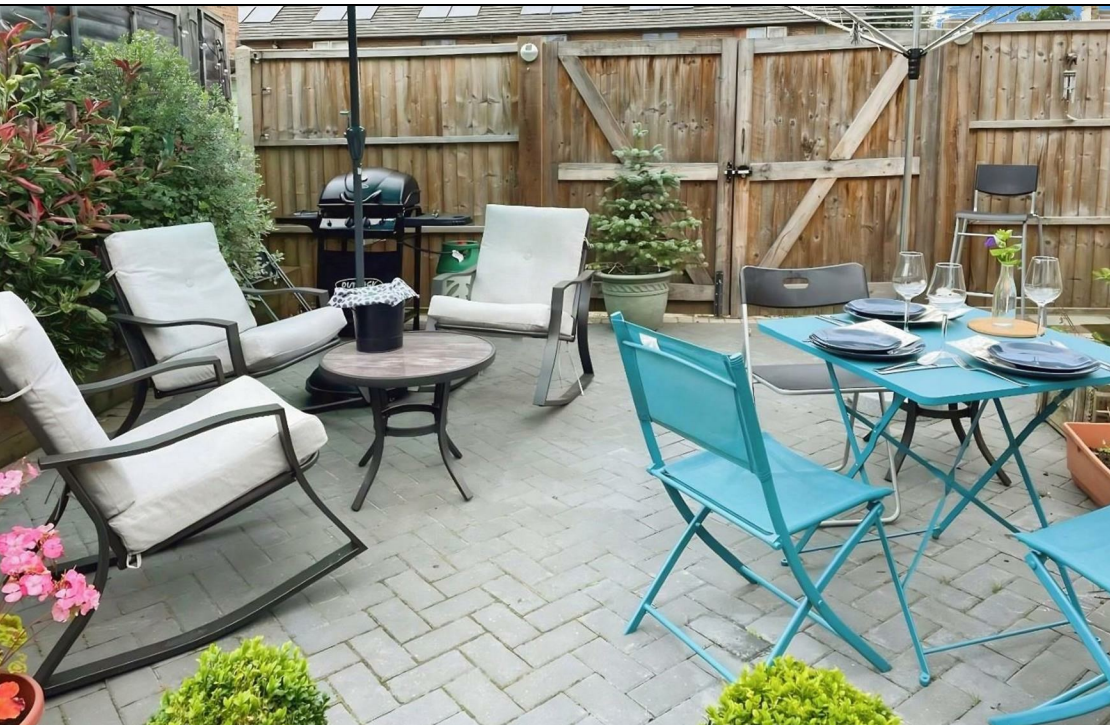
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KEY FEATURES

- TWO DOUBLE BEDROOMS
- LOVELY UPSTAIRS BATHROOM
- DOWNSTAIRS CLOAKROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- AIR CONDITIONING UNITS IN LOUNGE & BEDROOM 1
- CLOSE TO MAINLINE STATION
- NO ONWARD CHAIN

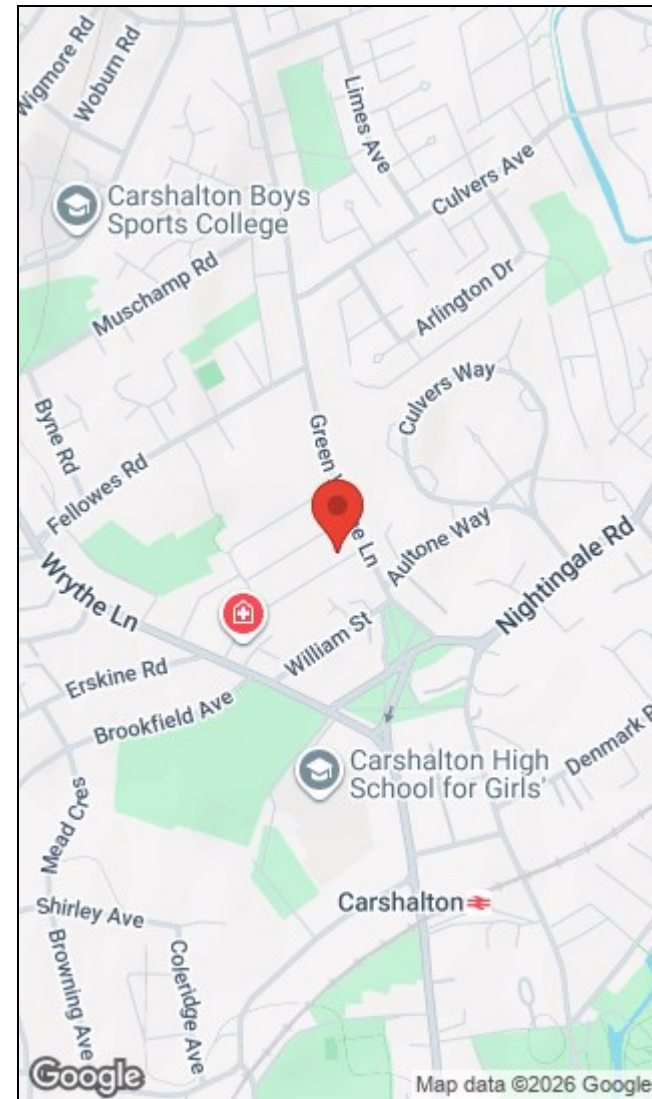






Approx. Gross Internal Floor Area 808 sq. ft / 75.03 sq. m

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		
	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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
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