



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 D

Nightingale Road, Carshalton

£475,000



NO ONWARD CHAIN - This spacious end of terrace house spans an impressive 1,042 square feet. The property boasts a very large, 'L' shaped, open plan reception room, ideal for both relaxation and entertaining.

One of the standout features of this property is the generous front and rear gardens, which offer a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The front offers potential for a driveway, subject to planning permission, which could enhance the convenience of off-street parking.

Situated in an excellent location, this home benefits from superb transport links, making commuting a breeze. Families will appreciate the proximity to reputable schools, ensuring that educational needs are well catered for.

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



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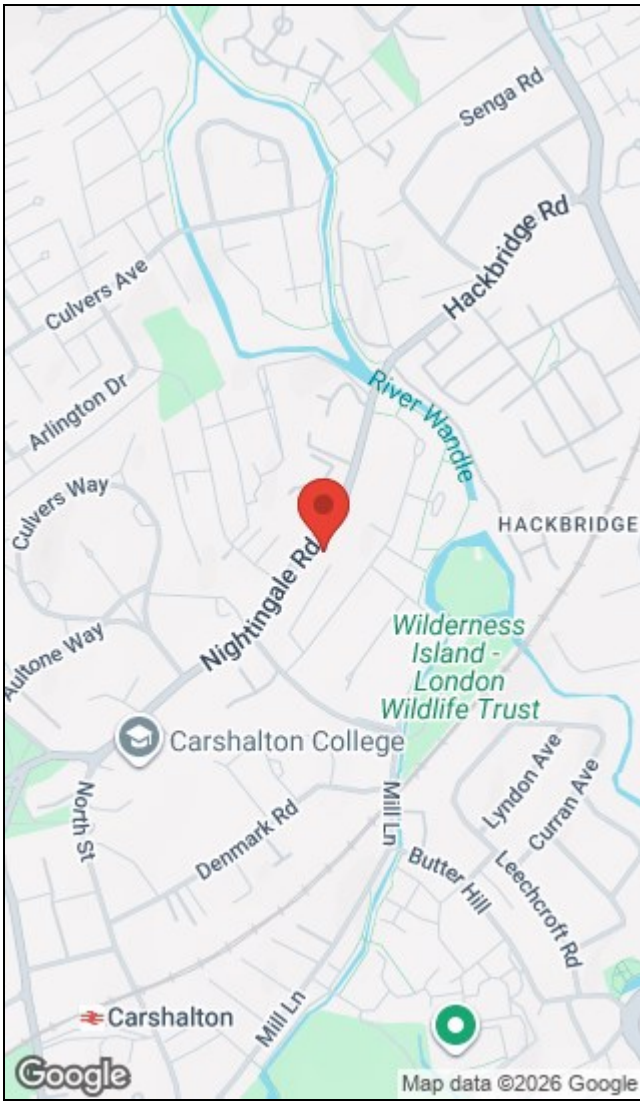
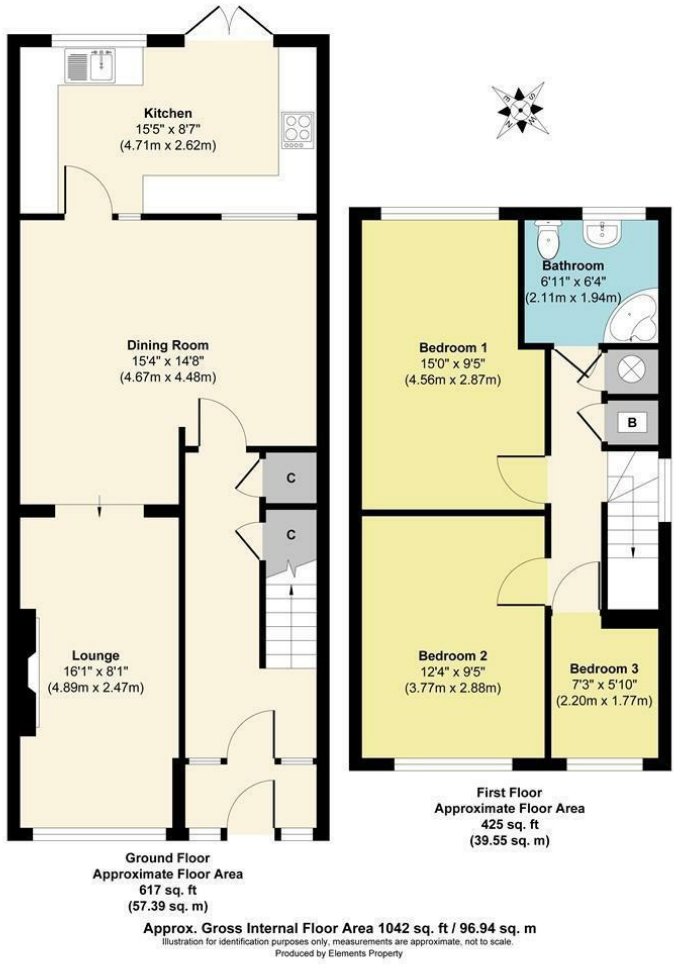


KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- EXCELLENT TRANSPORT LINKS
- WITHIN EASY REACH OF LOCAL PARKS AND GREEN SPACES
- EXCITING OPPORTUNITY FOR IMPROVEMENT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR ACCESS VIA SERVICE ROAD







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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