



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



BE YOUR OWN BOSS

# Sycamore Close, Carshalton

£350,000

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HERE TO GET *you* THERE

Hunters are delighted to offer this fantastic first floor apartment which spans an impressive 721 square feet. This property is situated within a highly popular gated development, ensuring both security and a sense of community.

As you step inside, you will find a spacious layout that features two generously sized double bedrooms, perfect for families or those seeking extra space. The property boasts a share of the freehold, providing you with a sense of ownership and stability.

One of the standout features of this home is the included garage, offering valuable storage space or the perfect spot for your vehicle. The location is particularly advantageous, as it is just a stone's throw away from the mainline station, making commuting a breeze. Additionally, the nearby village provides a charming atmosphere with local shops and amenities, enhancing the overall appeal of this residence.

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

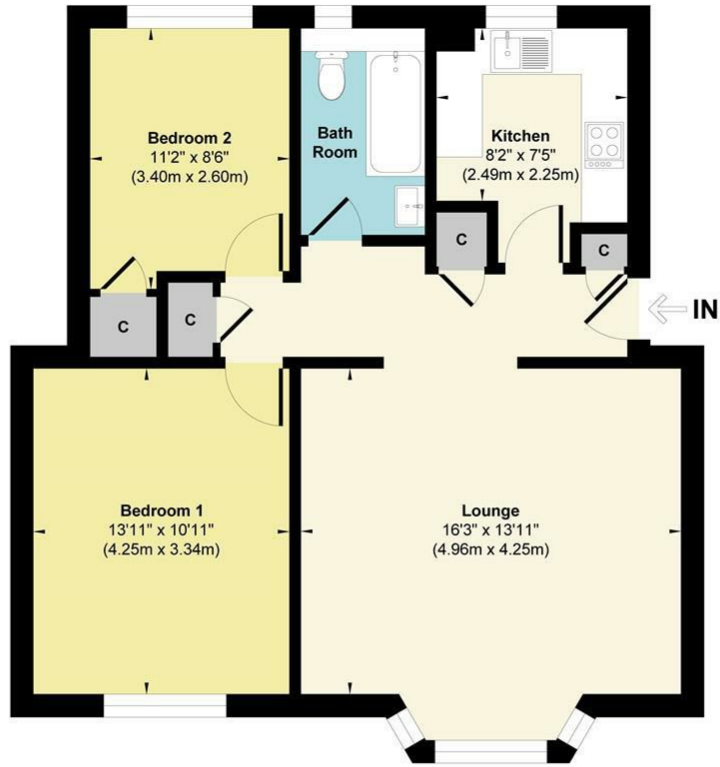


## KEY FEATURES

- VERY LONG LEASE WITH SHARE OF FREEHOLD
  - EXCLUSIVE TO HUNTERS
- WELL-KEPT, GATED DEVELOPMENT
  - GARAGE IN BLOCK
- RESIDENTS' PARKING AVAILABLE
  - TWO DOUBLE BEDROOMS
  - SPACIOUS LIVING ROOM
  - DOUBLE GLAZING
- ELECTRIC UNDERFLOOR HEATING
- CLOSE TO STATION & CARSHALTON VILLAGE



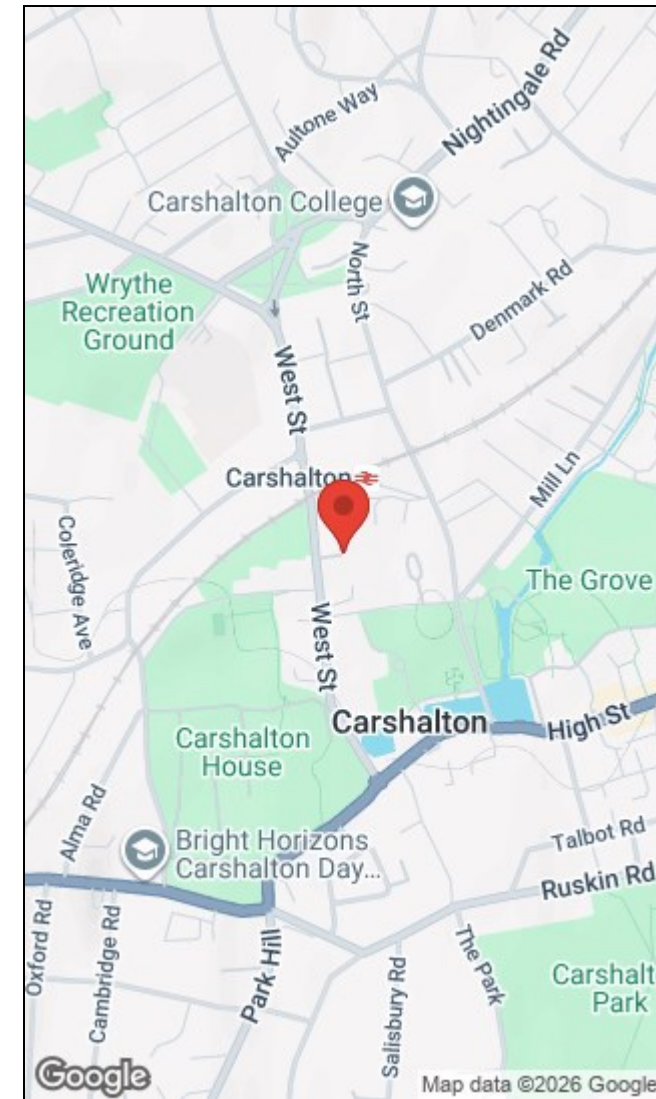




Approximate Floor Area  
721 sq.ft  
(67.01 sq.m)

Approx. Gross Internal Floor Area 721 sq. ft / 67.01 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>70</b>		<b>82</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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