



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

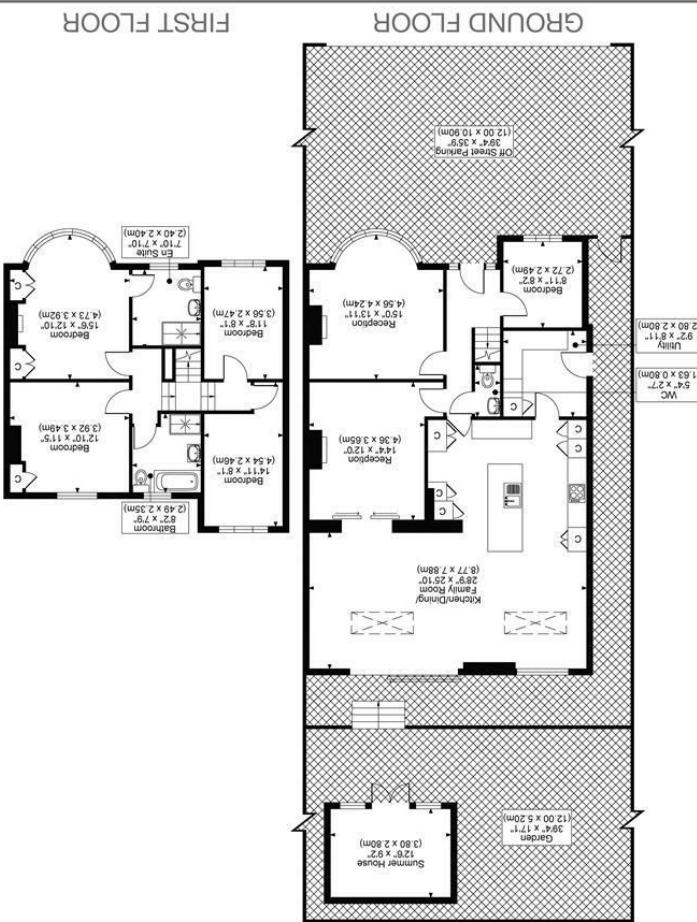
RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



FAIRWAY, SMS
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2056 SQ.FT (191 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1948 SQ.FT (181 SQ.M)



CHRISTIES



FAIRWAY, CARSHALTON SM5 4HR

GUIDE PRICE £1,000,000

SITUATED ON THE HIGHLY DESIRABLE FAIRWAY IN CARSHALTON, THIS BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED SEMI-DETACHED HOME OFFERS GENEROUS, VERSATILE ACCOMMODATION THROUGHOUT, MAKING IT AN IDEAL CHOICE FOR GROWING FAMILIES.

THOUGHTFULLY EXTENDED TO PROVIDE EXCELLENT LIVING SPACE, THE PROPERTY BOASTS FOUR WELL-PROPORTIONED BEDROOMS ON THE FIRST FLOOR, WITH AN ADDITIONAL BEDROOM/STUDY ON THE GROUND FLOOR, PERFECT FOR THOSE WORKING FROM HOME, ACCOMMODATING GUESTS, OR PROVIDING FLEXIBLE FAMILY SPACE. THERE ARE ALSO THREE RECEPTION ROOMS, OFFERING PLENTY OF ROOM FOR RELAXING, ENTERTAINING, AND ENJOYING FAMILY LIFE.

PRESENTED IN EXCEPTIONAL CONDITION THROUGHOUT, THE HOME COMBINES A STYLISH FINISH WITH A WARM AND COMFORTABLE FEEL. THE GENEROUS ROOM SIZES AND ABUNDANCE OF NATURAL LIGHT CREATE A BRIGHT AND WELCOMING ENVIRONMENT, WHILE TWO WELL-APPOINTED BATHROOMS ADD FURTHER PRACTICALITY.

OUTSIDE, THE PROPERTY PROVIDES THE PERFECT SETTING FOR FAMILY LIFE, WITH A GOOD-SIZED GARDEN OFFERING PLENTY OF SPACE FOR FAMILY GATHERINGS AND SUMMER BBQS. THE GARDEN ALSO BENEFITS FROM A USEFUL SUMMER HOUSE, WHICH COULD BE IDEALLY SUITED FOR USE AS A HOME OFFICE, GYM OR ADDITIONAL RECREATIONAL SPACE. THE PROPERTY'S LOCATION FURTHER ENHANCES ITS APPEAL, PROVIDING EASY ACCESS TO A RANGE OF HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, PARKS AND EXCELLENT TRANSPORT LINKS.

COMBINING SPACE, STYLE, VERSATILITY AND A SUPERB LOCATION, THIS IMPRESSIVE FAMILY HOME IS READY TO MOVE STRAIGHT INTO AND OFFERS A FANTASTIC OPPORTUNITY FOR THOSE LOOKING FOR A SUBSTANTIAL PROPERTY IN ONE OF CARSHALTON'S SOUGHT-AFTER RESIDENTIAL AREAS.

- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- STUNNING CONDITION
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND F
- EPC RATING C

