



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.

Anti-Money Laundering Checks

In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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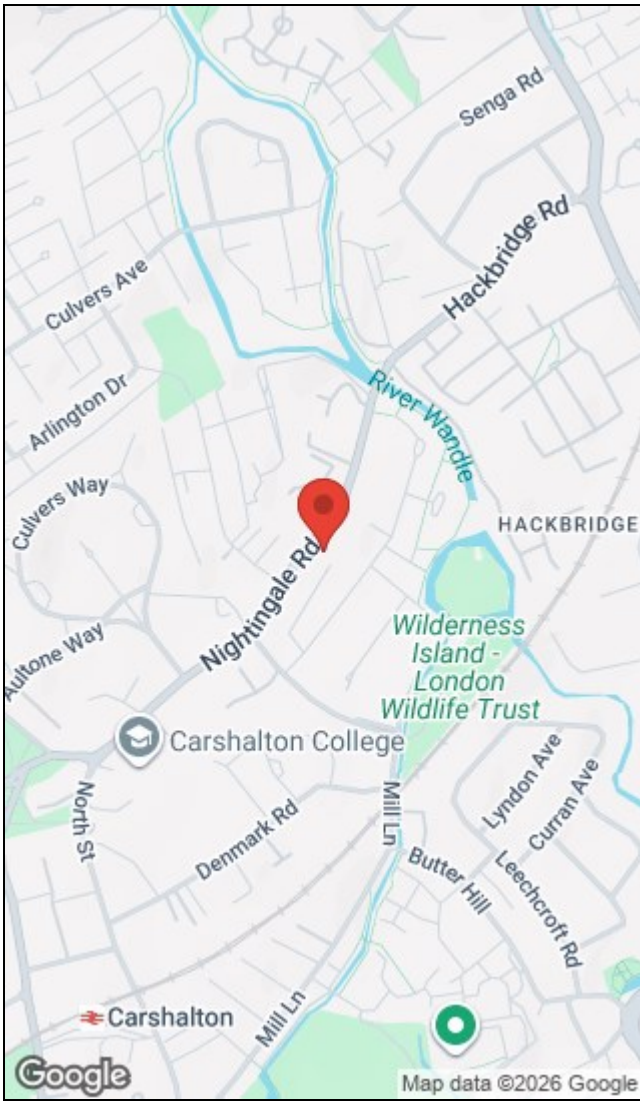
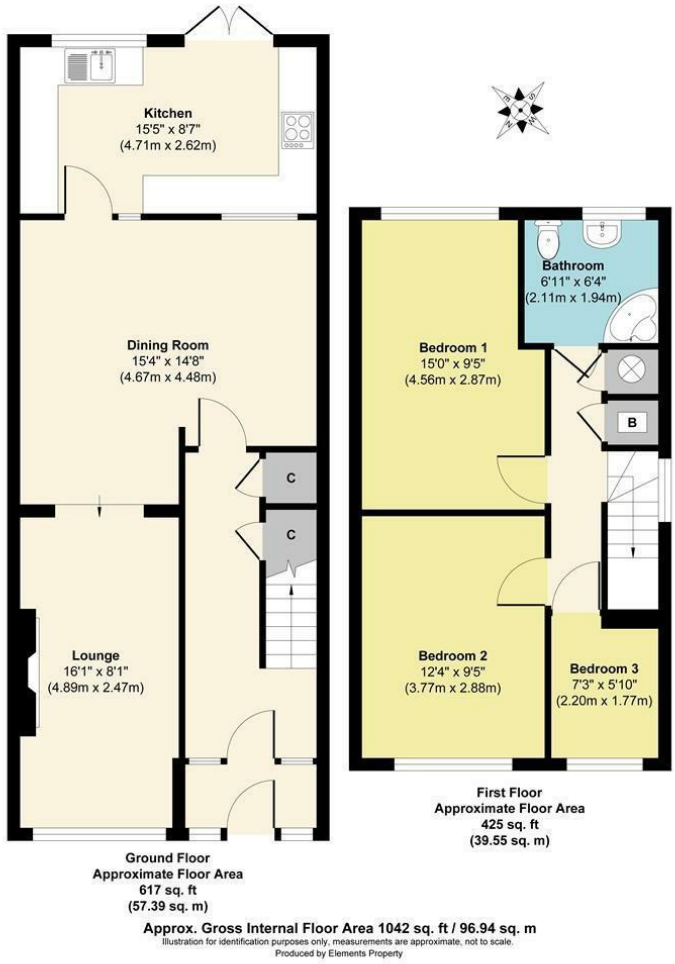


KEY FEATURES

- 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			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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