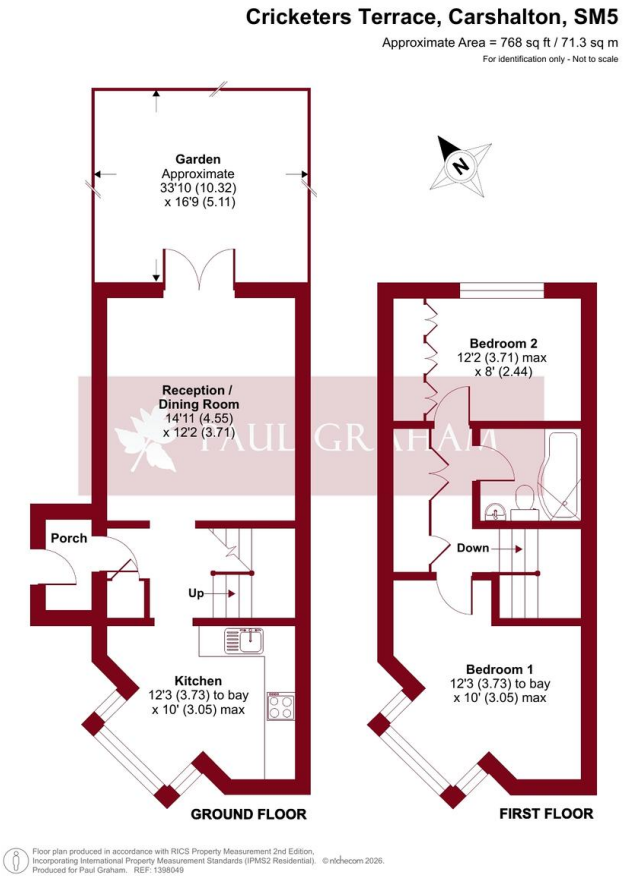






10 Cricketers Terrace, Carshalton, SM5 2RD | **Guide Price £400,000 - £415,000**

This modern two-bedroom end of terrace home is offered with no onward chain and provides well-planned accommodation ideal for first-time buyers or investors. The ground floor features a spacious reception/dining room with direct access to the rear garden, alongside a contemporary fitted kitchen. Upstairs are two well-proportioned bedrooms and a modern family bathroom, and further benefits from a private rear garden and allocated parking to the rear. Ideally located within walking distance of Carshalton Station and Village, the property is perfectly placed for commuters, with excellent transport links into Central London. The area also offers a selection of shops, cafés and everyday amenities. Well regarded local schools, nearby green spaces and a strong community feel make Carshalton a consistently popular and convenient place to live.



PORCH

HALLWAY

KITCHEN 12' 3" (to bay) x 10' (3.73m x 3.05m)

RECEPTION/DINING ROOM 14' 11" x 12' 2" (4.55m x 3.71m)

LANDING

CUPBOARD

BEDROOM 1 12' 3" (to bay) x 10' (3.73m x 3.05m)

BEDROOM 2 12' 2" x 8' (3.71m x 2.44m)

BATHROOM

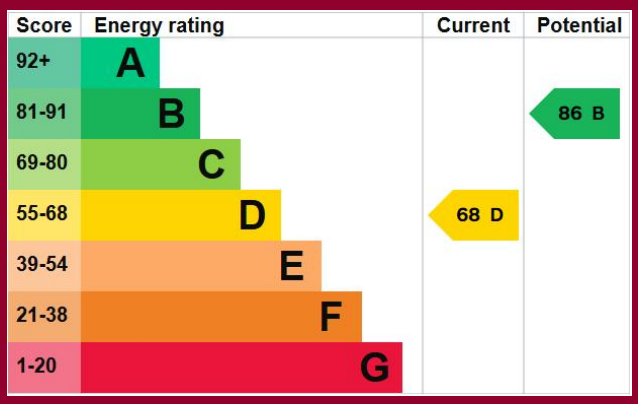
GARDEN (APPROXIMATE) 33' 10" x 16' 9" (10.31m x 5.11m)

ALLOCATED PARKING





IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



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