



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.



CAMBRIDGE ROAD, SMS  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1647 SQ.FT (153 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1487 SQ.FT (138 SQ.M)



# CAMBRIDGE ROAD, CARSHALTON SM5 3QR

ASKING PRICE £625,000

NESTLED IN THE HIGHLY SOUGHT-AFTER CAMBRIDGE ROAD AREA OF CARSHALTON, THIS SPACIOUS AND WELL PRESENTED SEMI-DETACHED HOUSE OFFERS THE IDEAL BLEND OF COMFORT, PRACTICALITY, AND LOCATION—PERFECT FOR FAMILIES AND PROFESSIONALS ALIKE.

THE PROPERTY FEATURES FIVE GENEROUSLY SIZED BEDROOMS, TWO WELL-APPOINTED BATHROOMS, AND TWO INVITING RECEPTION ROOMS, OFFERING AMPLE SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. AT THE HEART OF THE HOME IS A STYLISH AND FUNCTIONAL KITCHEN, COMPLETE WITH GENEROUS WORKTOP SPACE AND STORAGE, IDEAL FOR HOME COOKING AND FAMILY MEALS. A SEPARATE UTILITY ROOM PROVIDES ADDED CONVENIENCE, KEEPING LAUNDRY AND HOUSEHOLD TASKS NEATLY TUCKED AWAY.

SET IN A FRIENDLY, WELL-CONNECTED COMMUNITY, YOU WILL ENJOY EASY ACCESS TO TOP-RATED SCHOOLS, LOCAL PARKS, SHOPS, AND TRANSPORT LINKS. THE PRIVATE DRIVEWAY PROVIDES OFF-STREET PARKING FOR MULTIPLE VEHICLES—A VALUABLE ASSET IN THIS POPULAR NEIGHBOURHOOD.

WHETHER YOU ARE LOOKING TO UPSIZE, INVEST, OR FIND YOUR FOREVER HOME, THIS EXCEPTIONAL PROPERTY PRESENTS A RARE OPPORTUNITY TO ENJOY THE BEST OF CARSHALTON LIVING.

DO NOT MISS YOUR CHANCE TO MAKE THIS DELIGHTFUL HOME YOUR OWN.

- SOUGHT AFTER LOCATION
- 5 BEDROOMS
- LARGE DRIVEWAY & GARDEN
- COUNCIL TAX BAND E
- EPC RATING E

