



HUNTERS[®]
HERE TO GET *you* THERE

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West Street, Carshalton

£825,000



GUIDE PRICE - £825,000 - £850,000

Hunters are delighted to present this substantial five-bedroom detached family home, ideally positioned on West Street in the heart of Carshalton.

Cherished by the current owners for over 20 years, this impressive residence offers generous and versatile accommodation throughout, perfectly suited to modern family living. Boasting three reception rooms, the property provides excellent space for entertaining, relaxing, and working from home.

Upstairs, five bedrooms offer ample room for growing families, while outside the home continues to impress with a beautiful West facing garden extending to approximately 90ft — ideal for children, outdoor dining, and summer gatherings.

Further benefits include a private driveway providing off-street parking for up to three cars, a garage, and an enviable location just 0.1 miles from Carshalton mainline station, offering convenient links into Central London.

Families will also appreciate the fantastic position for both well-regarded primary and secondary schools, making this an exceptional long-term home in one of Carshalton's most desirable settings.

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

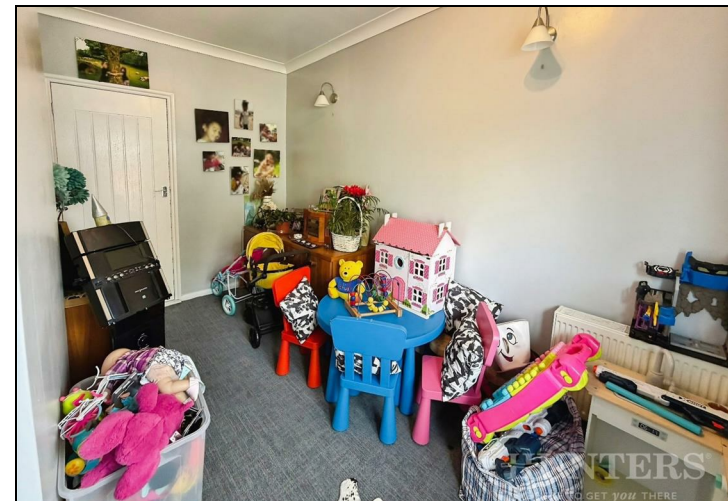


This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



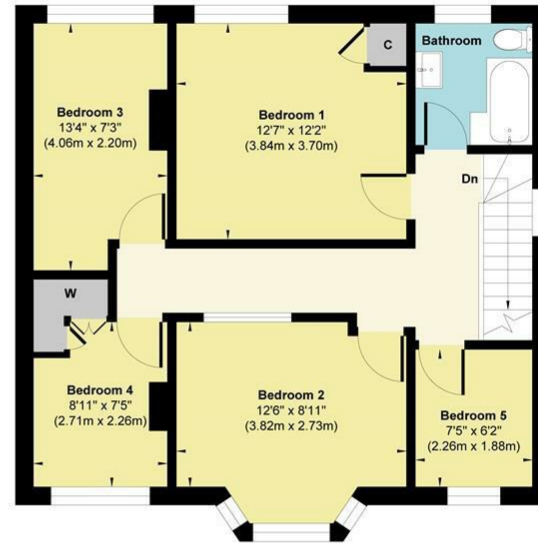
KEY FEATURES

- FIVE BEDROOMS
- EXCLUSIVE TO HUNTERS
- THREE RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- POTENTIAL FOR FURTHER EXTENSION - STPP
- CLOSE TO CARSHALTON VILLAGE & PONDS
- EXCELLENT TRANSPORT LINKS



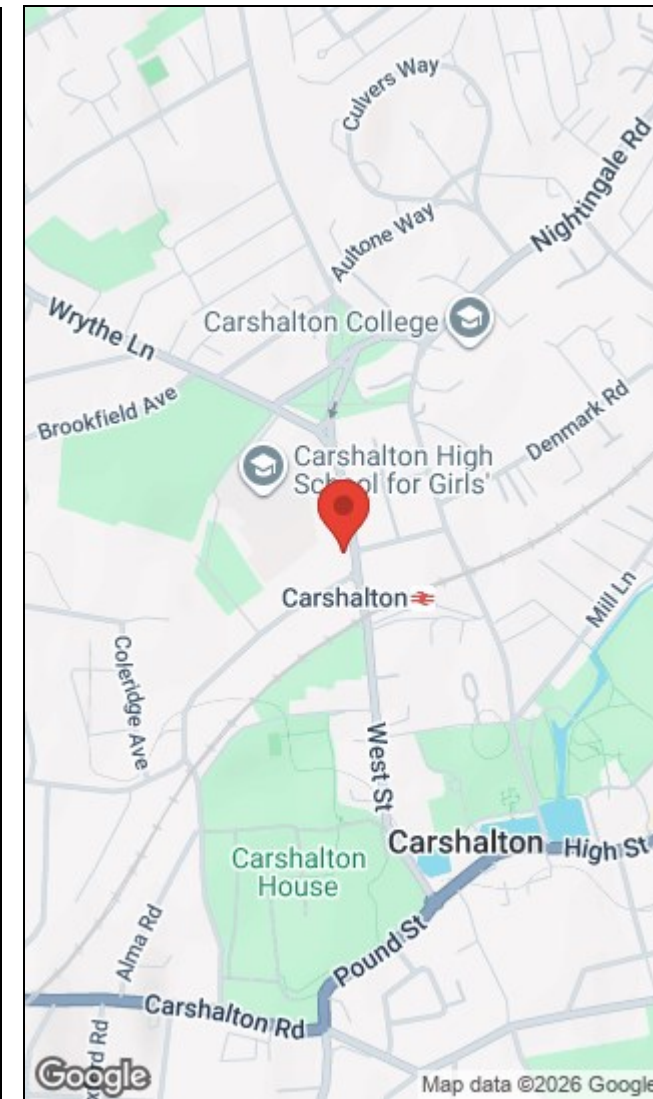






Approx. Gross Internal Floor Area 1484 sq. ft / 137.91 sq. m

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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