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# St. Albans Grove, Carshalton

£235,000



This fantastic ground floor maisonette offers a perfect blend of comfort and convenience. Spanning an inviting 497 square feet, the property features a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The maisonette boasts a spacious bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs. One of the standout features of this property is the direct access to a large rear garden, a rare find that allows for outdoor enjoyment and potential for gardening enthusiasts.

The property comes with an extended lease, providing peace of mind for future ownership. Additionally, there is no onward chain, making this an attractive option for those looking to move in without delay.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | [www.hunters.com](http://www.hunters.com)

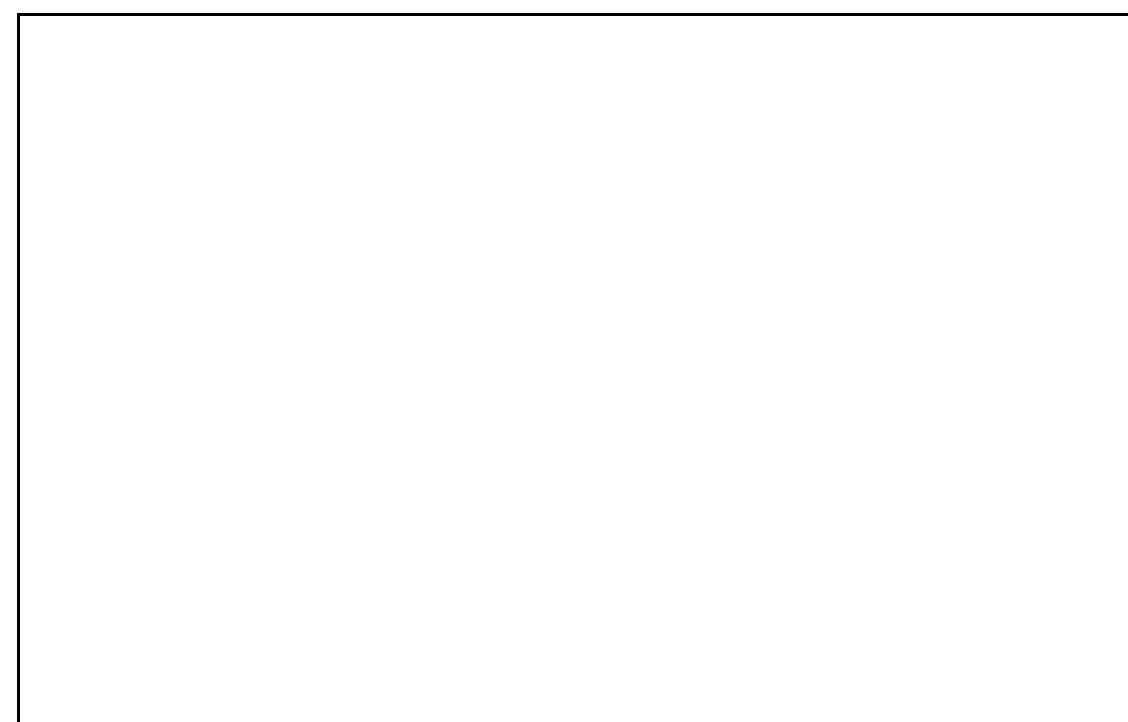
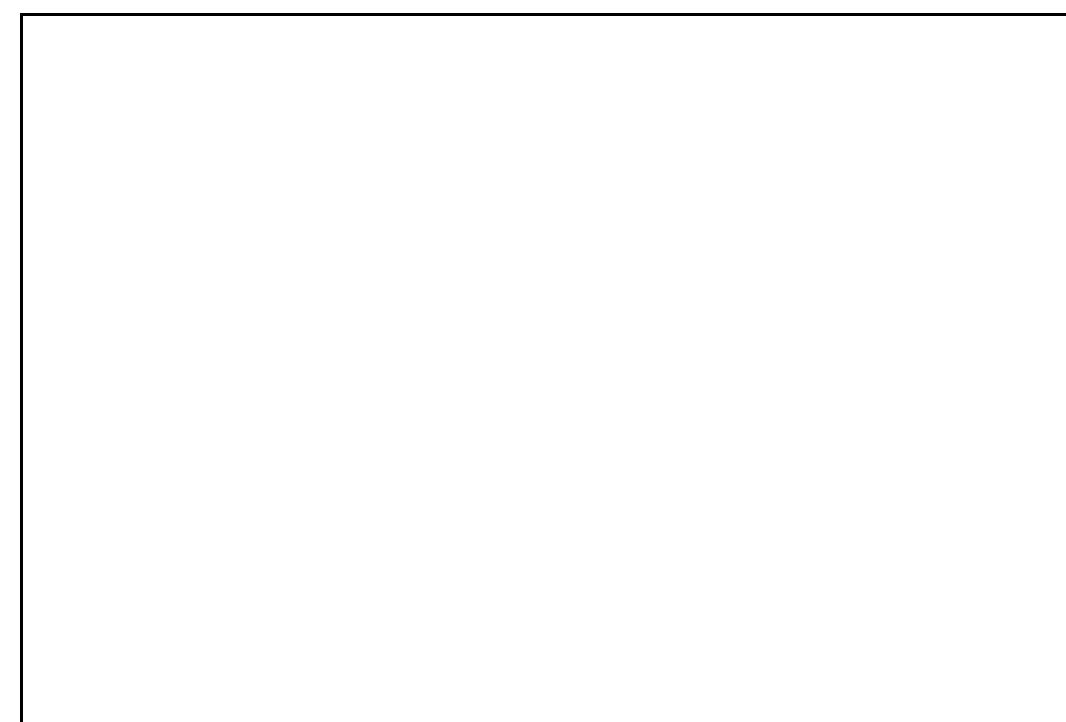
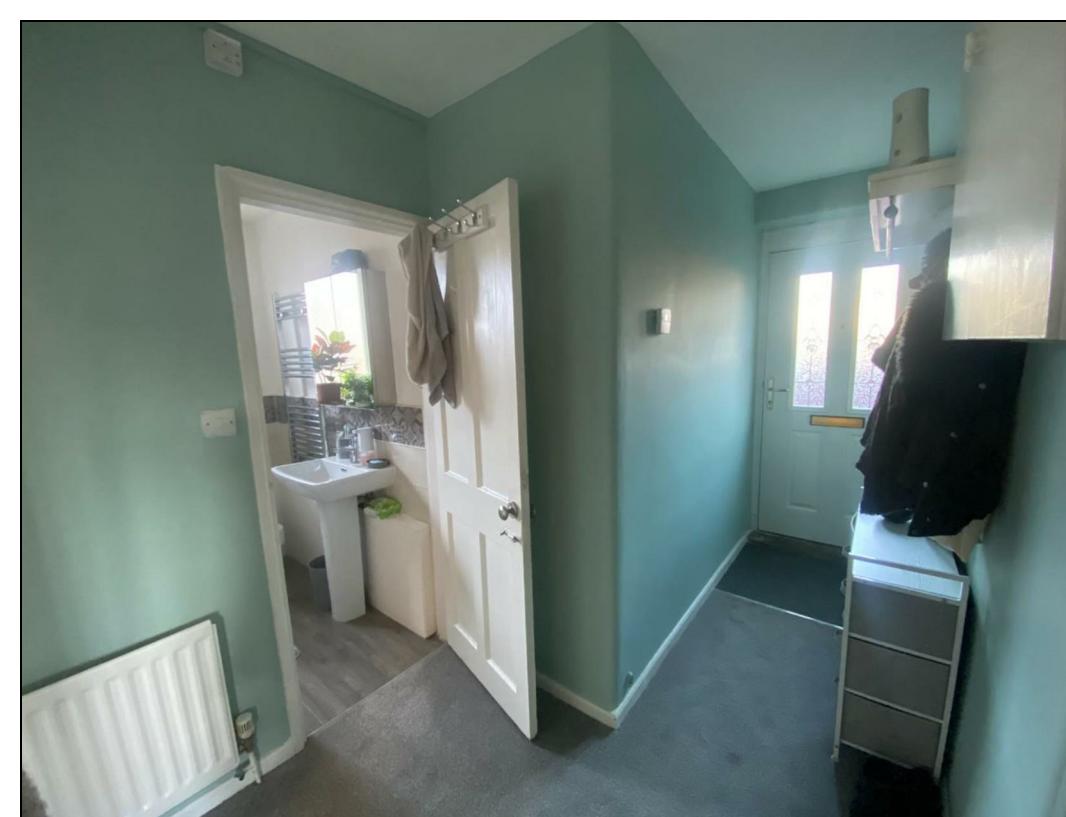


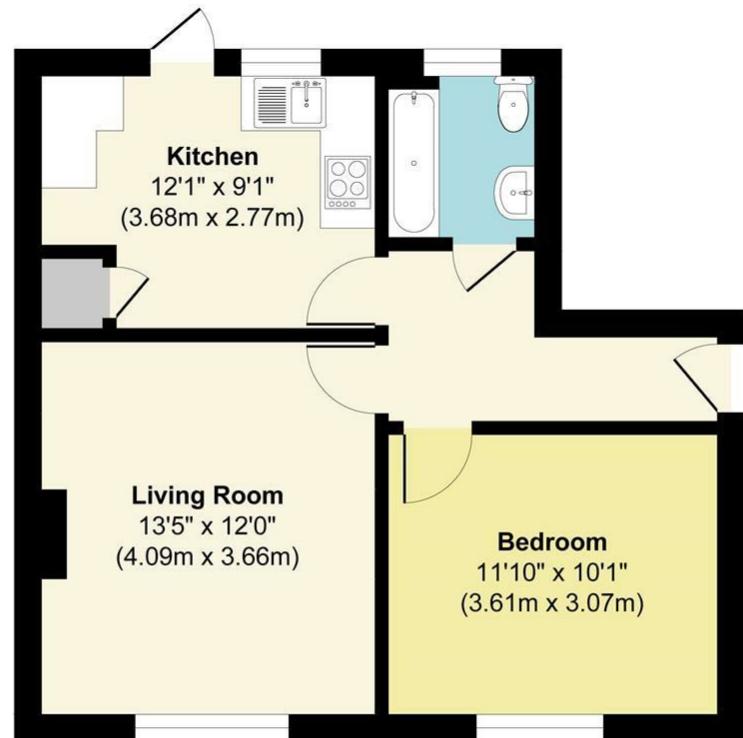
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## KEY FEATURES

- DIRECT ACCESS TO LARGE GARDEN
- GROUND FLOOR
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- OWN FRONT DOOR
- SPACIOUS KITCHEN





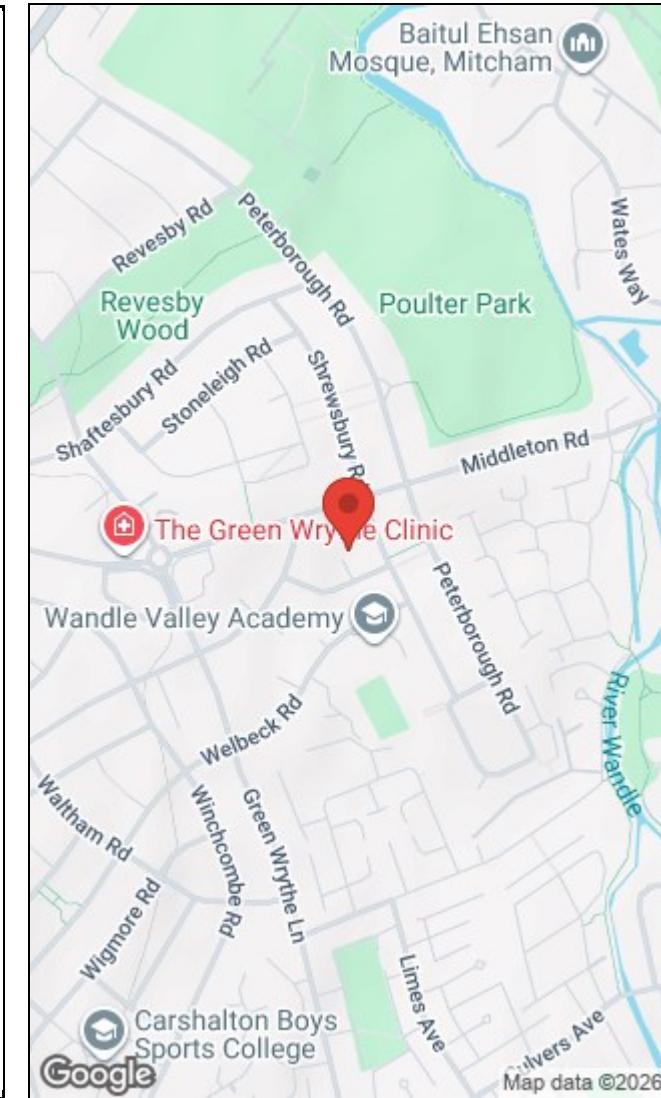


Floor Plan

**Approx. Gross Internal Floor Area 497 sq. ft / 46.25 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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