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HUNTERS®
HERE TO GET you THERE
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St Andrews Road, Carshalton

£415,000 - £450,000

HUNTERS®
HERE TO GET *you* THERE

NO ONWARD CHAIN - Hunters are delighted to offer this fantastic turn-of-the-century, two bedroom semi-detached house, built circa 1903. With two welcoming reception rooms, this property provides ample space for both relaxation and entertaining. The open plan kitchen and dining room create a warm and inviting atmosphere, ideal for family gatherings or casual meals. The upstairs bathroom adds convenience, ensuring that daily routines are easily managed.

Situated on a popular residential side road, the property is conveniently located near Carshalton mainline station, providing excellent transport links for commuters. Additionally, a variety of bus routes and local shops are just a stone's throw away, enhancing the ease of daily living. Families will appreciate the proximity to many excellent schools, making this location particularly appealing for those with children.

With its charming features and prime location, this semi-detached house on St Andrews Road presents a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

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.

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

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

KEY FEATURES

- SEMI-DETACHED
- EXCLUSIVE TO HUNTERS
- UPSTAIRS BATHROOM
- REAR GARDEN WITH SIDE ACCESS
- GREAT LOCATION FOR COMMUTERS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

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BUSH
HUNTERS
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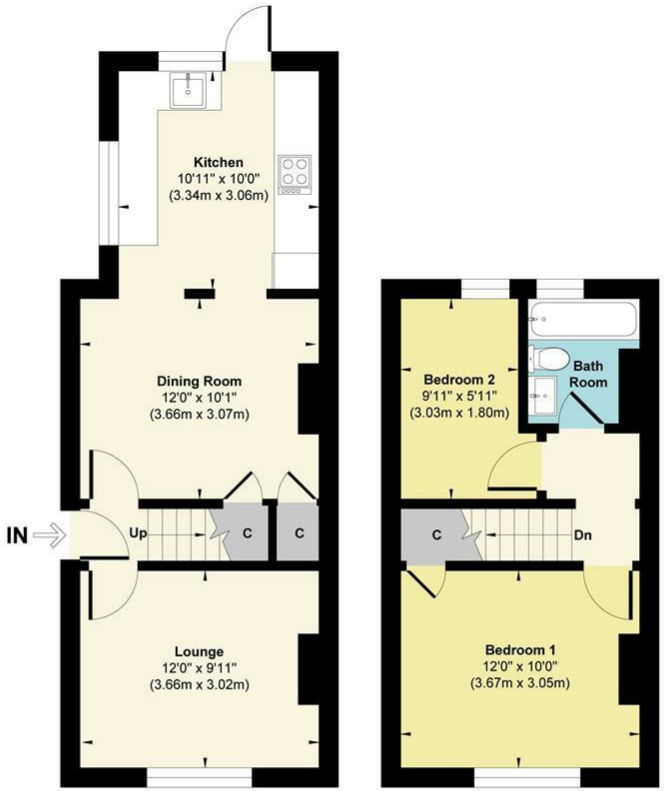
EMIRATES STADIUM
HARRY
6
HUNTERS

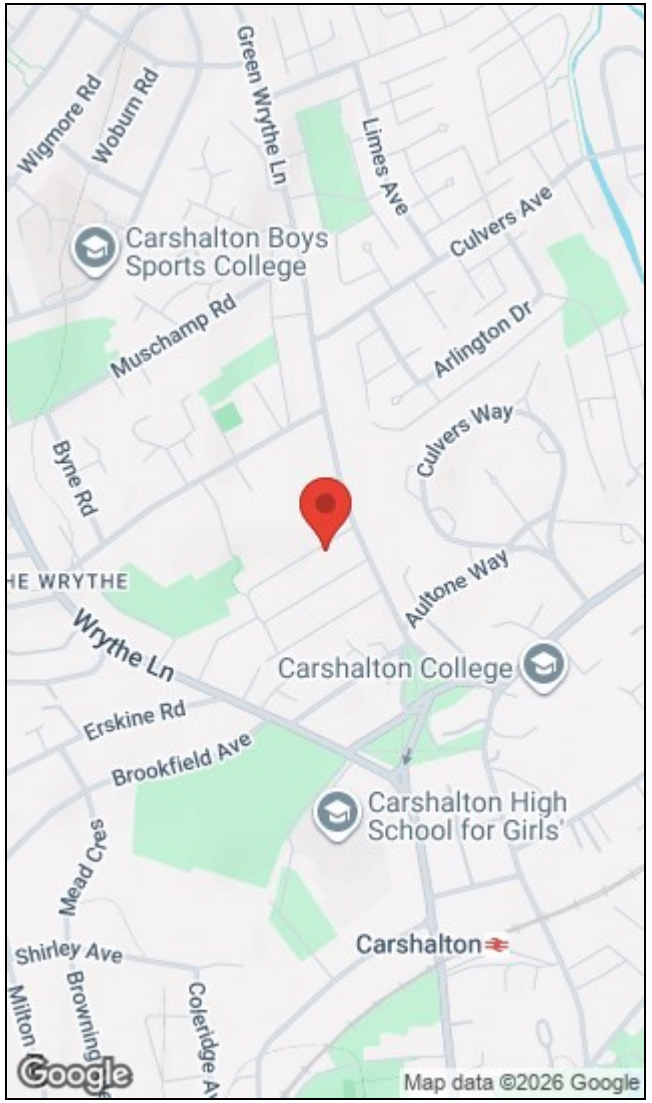


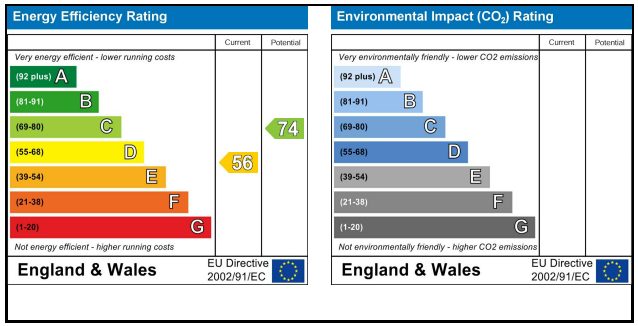
Ground Floor
Approximate Floor Area
399 sq.ft
(37.03 sq.m)

First Floor
Approximate Floor Area
283 sq.ft
(26.31 sq.m)

Approx. Gross Internal Floor Area 682 sq. ft / 63.34 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





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