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RICS

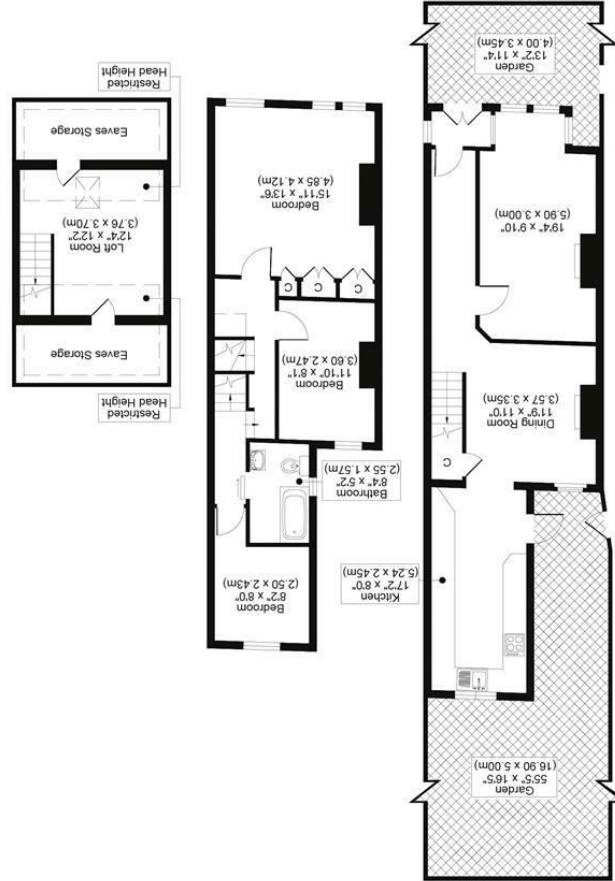
The Property Ombudsman

CHRISTIES

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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.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



CARSHALTON ROAD, SM1
 TOTAL APPROX FLOOR PLAN AREA EXCLUDE EAVES STORAGE AND RESTRICTED HEAD HEIGHT 1172 SQ.FT (109 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA INCLUDE EAVES STORAGE AND RESTRICTED HEAD HEIGHT 1381 SQ.FT (128 SQ.M)



CHRISTIES



CARSHALTON ROAD, SUTTON SM1 4RS

GUIDE PRICE £525,000

GUIDE PRICE £525,000-£575,000

WELCOME TO THIS CHARMING SEMI-DETACHED HOME LOCATED ON CARSHALTON ROAD IN SUTTON. OFFERING GENEROUS LIVING SPACE AND A WARM, INVITING ATMOSPHERE, THIS DELIGHTFUL PROPERTY IS IDEALLY SUITED TO FAMILIES AND PROFESSIONALS ALIKE.

THE GROUND FLOOR COMPRISES TWO SPACIOUS RECEPTION ROOMS THAT FLOW SEAMLESSLY INTO THE KITCHEN AND EXTEND OUT TO THE GARDEN, CREATING AN EXCELLENT SPACE FOR BOTH ENTERTAINING GUESTS AND ENJOYING RELAXED FAMILY LIVING.

UPSTAIRS, THE PROPERTY FEATURES THREE WELL-PROPORTIONED AND COMFORTABLE BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND RELAXATION. A WELL-MAINTAINED FAMILY BATHROOM SERVES THE FIRST FLOOR, OFFERING PRACTICALITY AND CONVENIENCE FOR EVERYDAY LIVING. IN ADDITION, THE LOFT ROOM IS CURRENTLY UTILISED AS A HOME OFFICE OR DRESSING ROOM BUT OFFERS FLEXIBLE USE TO SUIT A VARIETY OF LIFESTYLE NEEDS.

IDEALLY POSITIONED IN THE HEART OF SUTTON, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO LOCAL AMENITIES AND WELL-REGARDED, SOUGHT-AFTER SCHOOLS. SUTTON STATION IS ALSO APPROXIMATELY A 10-MINUTE WALK AWAY, PROVIDING DIRECT LINKS INTO CENTRAL LONDON.

RESIDENTS' PARKING PERMITS ARE AVAILABLE THROUGH SUTTON COUNCIL.

THIS ATTRACTIVE HOME OFFERS SPACE, VERSATILITY, AND A HIGHLY CONVENIENT LOCATION. EARLY VIEWING IS STRONGLY RECOMMENDED.

DISCLAIMER
THE OWNERS OF THIS PROPERTY ARE RELATED TO A MEMBER OF CHRISTIES & CENTRO PLC.

- SOUGHT AFTER LOCATION
- LOFT ROOM
- CLOSE TO LOCAL AMENITIES AND STATIONS
- RESIDENTS PARKING PERMIT
- EPC RATING D
- COUNCIL TAX BAND D

