



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  D

Wallace Crescent, Carshalton

£575,000

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Situated in a sought after road in the heart of Carshalton Village, this charming 3 bedroom end-of-terrace home offers an excellent opportunity for families upsizing within the area or moving to Carshalton for the excellent transport links and sought after schools. Beautifully presented throughout, the property combines characterful period features with modern finishes, creating a warm and inviting living environment.

At the heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed to provide a bright and spacious setting for everyday living, family meals, and entertaining guests.

Further benefits include newly fitted carpets, fresh décor throughout, and the advantage of being offered to the market with no onward chain, allowing for a smoother and potentially quicker purchase process.

Ideally positioned, the property is within easy reach of both Carshalton and Carshalton Beeches station (approximately 0.5 miles away), as well as bus routes to Morden Tube station, all of which offer excellent transport links into Central London and beyond. A range of local shops, schools, parks, and amenities are also conveniently close by, making this a superb place to call home.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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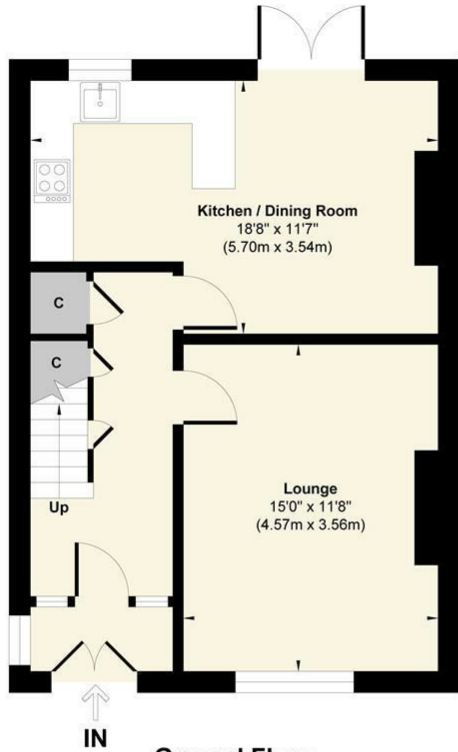


KEY FEATURES

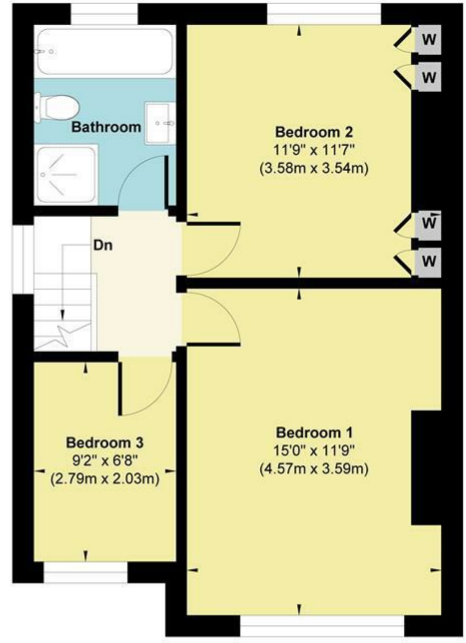
- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- IN THE HEART OF CARSHALTON VILLAGE
- POTENTIAL FOR LOFT CONVERSION (STPP)
- CLOSE TO AWARD-WINNING GRAMMAR SCHOOLS
- APPROX 35FT GARDEN WITH SIDE ACCESS
 - LUXURY 4 PIECE BATHROOM SUITE
 - DOUBLE GLAZING AND GAS CENTRAL HEATING







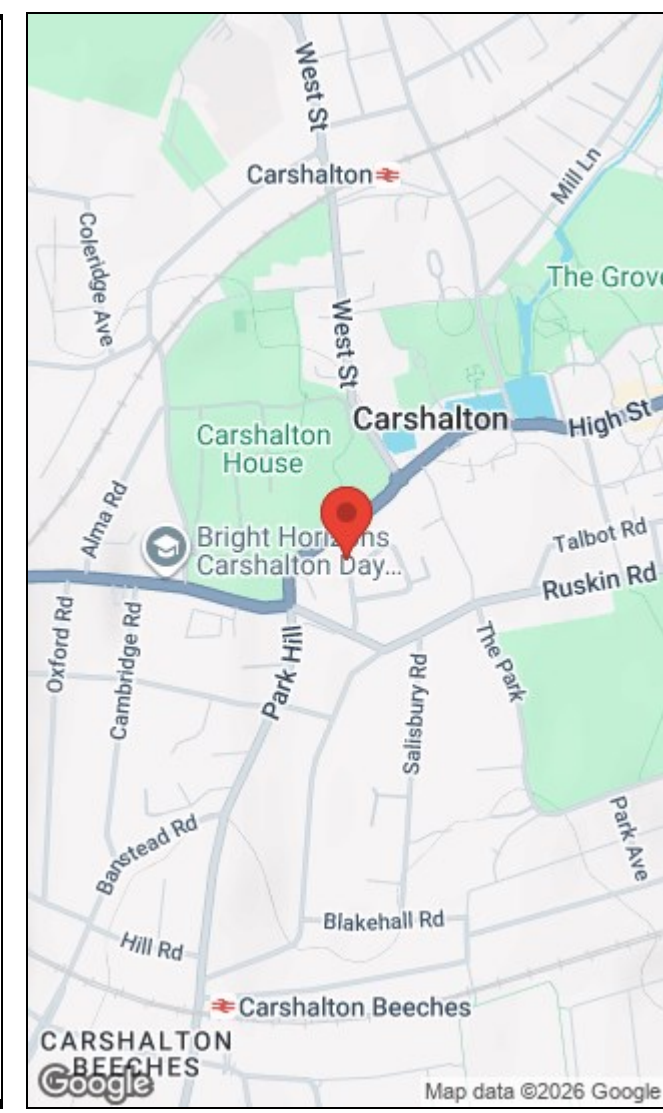
Ground Floor
Approximate Floor Area
507 sq.ft
(47.08 sq.m)



First Floor
Approximate Floor Area
490 sq.ft
(45.48 sq.m)

Approx. Gross Internal Floor Area 997 sq. ft / 92.56 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		
	66		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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