



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.

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 | 020 8669 1231
carshalton@hunters.com | www.hunters.com

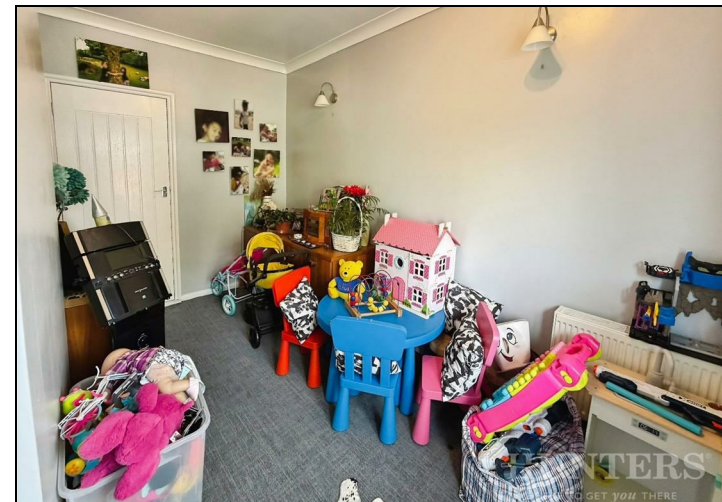


This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



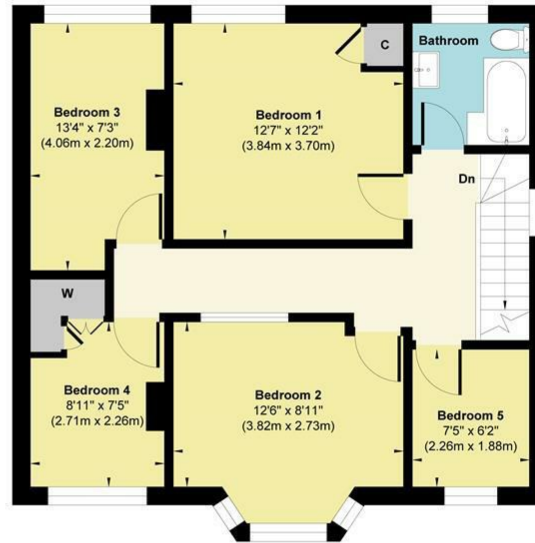
KEY FEATURES

- 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



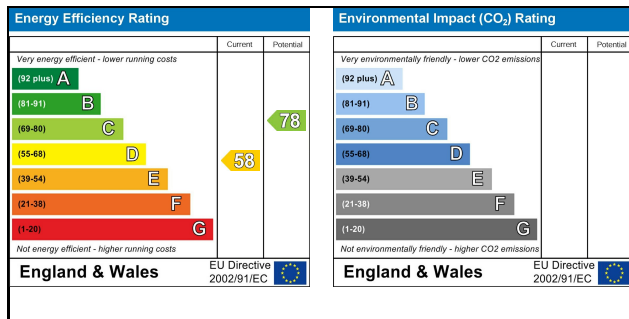
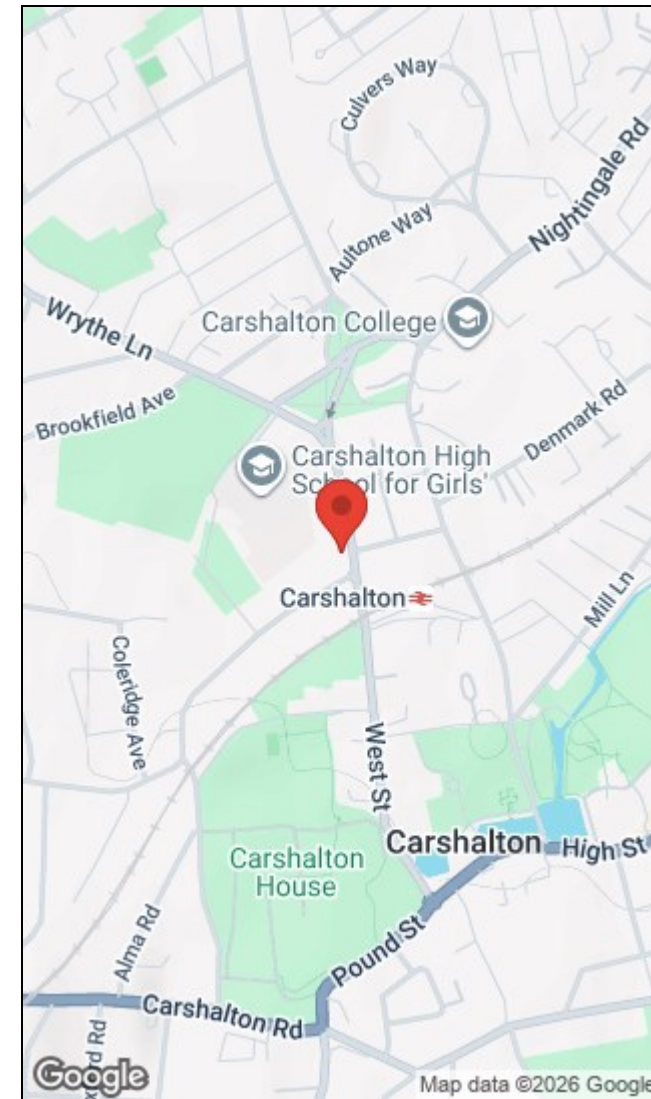






Approx. Gross Internal Floor Area 1484 sq. ft / 137.91 sq. m

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.
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