

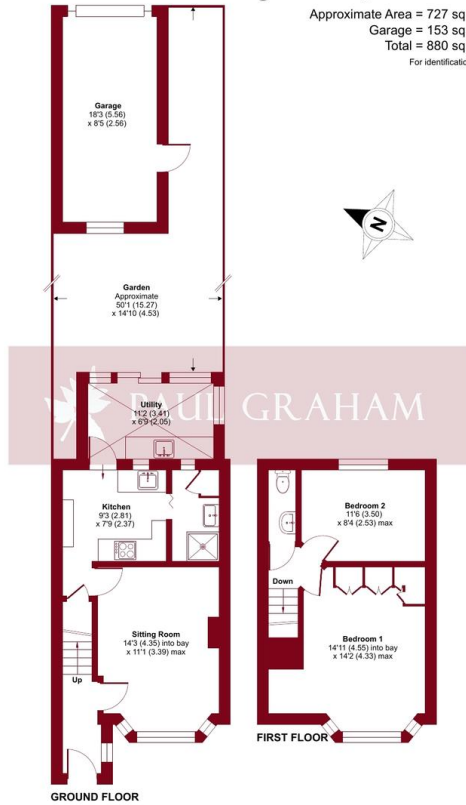


## 27 Arlington Drive, Carshalton, SM5 2EY | **Guide Price £435,000 Freehold**

A charming two double bedroom home presented in excellent condition throughout, ideal for first time buyers and families alike. The property offers bright and well planned accommodation including a modern fitted kitchen and bathroom, off road parking, and a rear garage. Planning permission has also been granted under reference DM2024/00119, offering future potential. The rear garden benefits from direct access onto Dale Park Recreation Ground, creating an excellent outdoor space for families and entertaining. Arlington Drive is a popular residential location in Carshalton, conveniently positioned for both Carshalton and Hackbridge train stations, providing easy access into London and surrounding areas. The property is also close to good local schools, shops, parks and everyday amenities, making it an ideal setting for families and commuters alike.

## Arlington Drive, Carshalton, SM5

Approximate Area = 727 sq ft / 67.5 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 880 sq ft / 81.7 sq m  
 For identification only - Not to scale



### HALLWAY

**SITTING ROOM** 14' 3" x 11' 1" (4.34m x 3.38m)

**KITCHEN** 9' 3" x 7' 9" (2.82m x 2.36m)

### SHOWER ROOM

**UTILITY** 11' 2" x 6' 9" (3.4m x 2.06m)

### LANDING

**BEDROOM 1** 14' 11" x 14' 2" (4.55m x 4.32m)

**BEDROOM 2** 11' 6" x 8' 4" (3.51m x 2.54m)

### WC

**GARDEN** 50' 1" x 14' 10" (15.27m x 4.52m)

**GARAGE** 18' 3" x 8' 5" (5.56m x 2.57m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nishcom 2025. Produced for Paul Graham. REF: 1456449



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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