



HUNTERS[®]
HERE TO GET *you* THERE



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Sawtry Close, Carshalton

£400,000



Hunters are delighted to offer this two-bedroom end of terrace house, occupying a generous corner plot. the property offers excellent potential and an exciting opportunity for buyers looking to add their own stamp.

The accommodation currently comprises a lounge, kitchen, two double bedrooms and bathroom, providing a solid foundation for comfortable everyday living.

A key feature of the home is the impressive side and rear garden space, offering far more outdoor space than many similar properties. Ideal for entertaining, family use or keen gardeners, the plot also presents potential to extend (subject to the usual planning consents).

Well placed for local shops, schools and transport links, the property is perfectly suited to first-time buyers, growing families or those seeking a project with future value.

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

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- 2 DOUBLE BEDROOMS
- REFITTED KITCHEN
- CORNER PLOT
- OUTSIDE SHED WITH POWER
- CLOSE TO SHOPS
- DOUBLE GLAZING & GAS CENTRAL HEATING





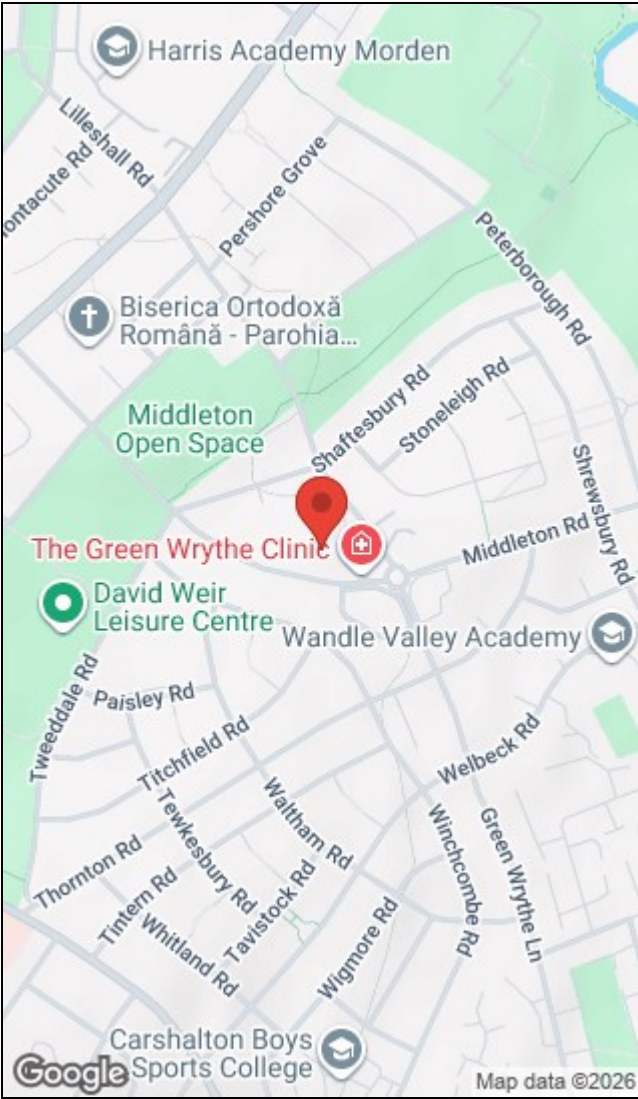


Ground Floor
Approximate Floor Area
318 sq.ft
(29.52 sq.m)

First Floor
Approximate Floor Area
259 sq.ft
(24.05 sq.m)

Approx. Gross Internal Floor Area 577 sq. ft / 53.57 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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