



227 Carshalton Road
Carshalton, SM5 3PZ
Guide price £300,000



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Located in a sought after location close to an abundance of shops and transport links is this charming one bedroom spacious ground floor conversion flat. The property benefits from a share of freehold with a spacious kitchen/breakfast room, a separate utility room, a section or rear garden, off street parking and a share of the freehold.

Accommodation

Obscure part glazed wooden front door to..

Communal entrance
Wooden front door to..

Entrance hall
Double panel radiator, wall mounted digital thermostat, under stairs storage cupboards.

Lounge
UPVC double glazed bay window to front aspect, wood flooring, double panel radiator, coved ceiling.

Kitchen/breakfast room
Range or fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap with hose attachment, inlaid gas hob with oven/grill below and extractor fan above, integrated dishwasher, space for tall standing fridge/freezer, double panel radiator, UPVC double glazed window to side and rear aspects and door leading to garden.

Utility room
Space and plumbing for washing machine, wall mounted boiler, UPVC double glazed window to side aspect.

Bedroom
UPVC double window to rear aspect, double panel radiator.





Bathroom

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, single panel radiator, extractor fan, tiled walls, decorative tiled effect flooring, obscure UPVC double glazed window to side aspect.

Garden

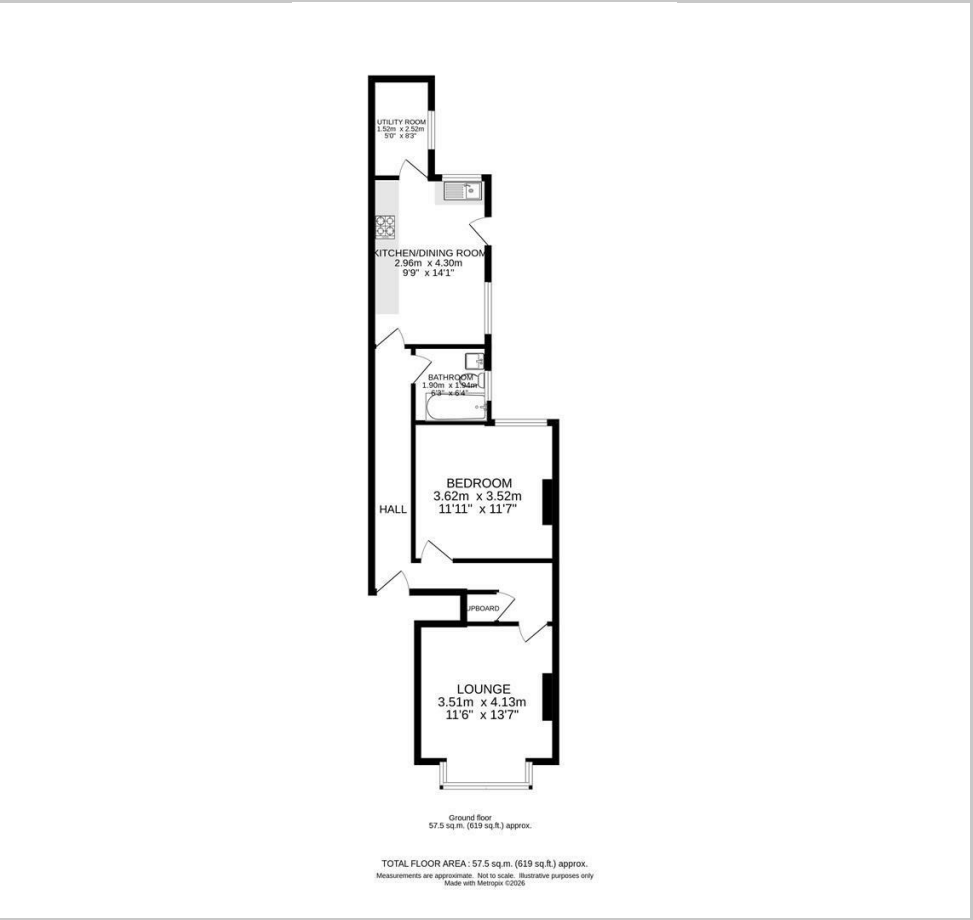
Hardstanding and patio area with decking section, gated side access, garden shed, outside tap, shared access to rear parking space.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan



Additional Information

Vendor been in occupation for 5 years

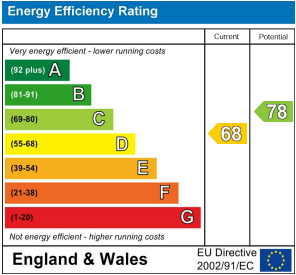
Gas boiler- combination boiler and regularly serviced

Allocated Parking to the rear of the garden- second space in from the fence

The wooden shed closest to the ground-floor flat belongs to this flat, while the brick shed belongs to the upstairs property.

Integral Dishwasher

Garden is divided into 2 sections, ground floor is up to the trellis fence, and the back portion belongs to the first floor. Both flats have right of way access across the others garden so they can access their parking spaces and their gardens.



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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