



Two Double Bedroom Semi-Detached House with parking & no onward chain.

William Street, Carshalton, SM5 2RB, £415,000 Freehold

BURN – AND – WARNE

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*SEMI-DETACHED *2 DOUBLE BEDROOMS
*ALLOCATED PARKING FOR ONE CAR *GAS CENTRAL
HEATING *NO ONWARD CHAIN.

A two-bedroom semi-detached home situated in a popular residential location in Carshalton, living accommodation ideal for first-time buyers, couples, or small families. The property features a modern front-facing kitchen fitted with ample storage. To the rear, a spacious reception room provides a comfortable living and dining area with direct access onto the rear garden. A conveniently located ground floor w.c completes the downstairs accommodation. Upstairs, the property offers two well-proportioned double bedrooms and three-piece family bathroom. William Street is conveniently located close to local shops, cafes, parks and well-regarded schools. Excellent transport links are available with Carshalton railway station approximately 0.5 km away, providing regular services into Central London including London Victoria and London Bridge. Hackbridge railway station and Carshalton Beeches railway station are also nearby. Several bus routes serve the local area, offering convenient connections to Sutton, Morden and surrounding areas. The property is ideally positioned for a range of highly regarded local schools including Rushy Meadow Primary Academy, Victor Seymour Infants' School and Muschamp Primary School and Language Opportunity Base, all within easy reach. Secondary options nearby include Carshalton High School for Girls and St Philomena's Catholic High School for Girls.

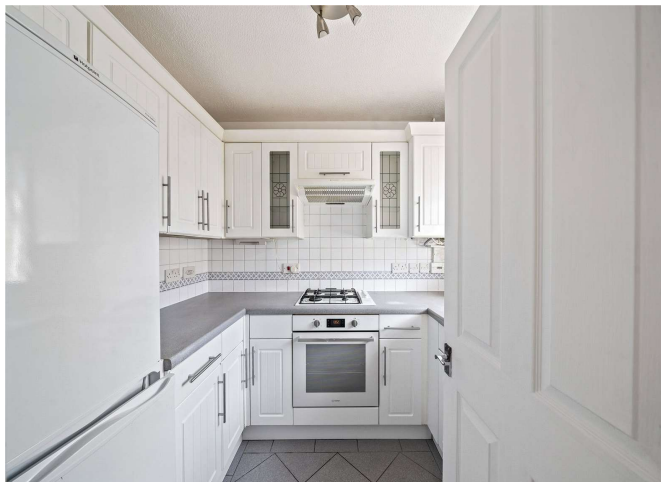
Key Features:

- * Two Bedrooms
- * No Onward Chain
- * Parking for 1 car
- * Close to local amenities

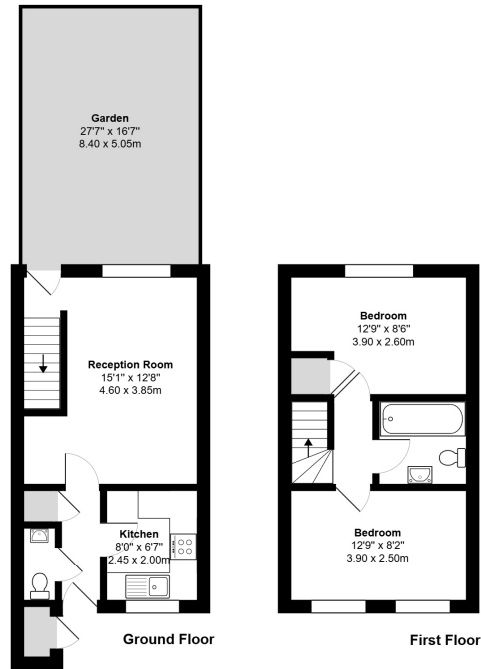
Additional Benefits include, Gas central heating, allocated parking for one car, and offered with NO ONWARD CHAIN
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







William Street, Carshalton, SM5
Approx. Gross Internal Area 609sq ft / 56.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
Plan produced by AR Net Media - www.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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