GREENAWAY
RESIDENTIAL



Spacious throughout | Extended to rear | Open plan living/kitchen/dining areas | Bathroom & shower room | Driveway | South facing garden | 0.7 miles to Hackbridge station

Middleton Road, Carshalton, Sutton, Surrey, SM5 1JA

Asking Price:

£515,000

EPC Rating: G

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109 Boscobel House, High Street, Crawley, RH10 1DD



Located in a popular area within Carshalton, close to shops, schools and transport links is this much loved family home that offers spacious and versatile accommodation set over three floors, along with a south facing rear garden and off street parking.

The ground floor benefits from a rear extension and internal reconfiguration which has created a vast amount of space. Although the layout is open plan there is still a designated lounge area, along with a fantastic kitchen/dining space which really creates wow factor and certainly feels like the heart of the home. A vaulted ceiling to the rear and sky light windows flood the room with natural light and doors open onto the rear garden. The kitchen is well equipped with both storage and worktop space plus space for free standing appliances including an American style fridge/freezer. Also on the ground floor is lovely character entrance hall which provides ample space for storing coats and shoes along with stairs that lead to the first floor landing.

Located off the first floor landing are two generous double bedrooms, a further single bedroom and a shower room.





For additional information and full photo gallery please visit **www.greenawayresidential.com**









On the top floor there is an impressive principle bedroom and a shower room, both located off of a further landing.

Outside to the rear is a south facing garden that has been block paved for ease of maintenance. There is also gated side access to the front where there is a driveway providing packing for several vehicles.

The property is located just 0.7 miles from Hackbridge train station, Mitcham Junction is within 0.8 miles and Carshalton train station is within 1 mile - all provide links into London Victoria and the Thameslink service. Mitcham Junction has the added benefit of the tram link between Wimbledon and Croydon.

There are also a number of well regarded primary and secondary schools within easy travelling distance.

NOTE: The sellers are currently having gas-fired central heating (radiators) installed at the property, this work is due to commence imminently.

For further details and/or to arrange a viewing please contact Greenaway Residential Estate Agents either by telephone or via our website.

Entrance hall *12' x 5'10" (3.66m x 1.78m)*

Living area *23' x 12'8" (7m x 3.86m)*

Kitchen area *10' x 17'9" (3.05m x 5.4m)*

Bedroom one *18' x 9'2" (5.49m x 2.8m)*

Bedroom two *13' x 8'10" (3.96m x 2.7m)*

Bedroom three *9' x 12'10" (2.74m x 3.9m)*

Bedroom four *7' x 7'9" (2.13m x 2.36m)*

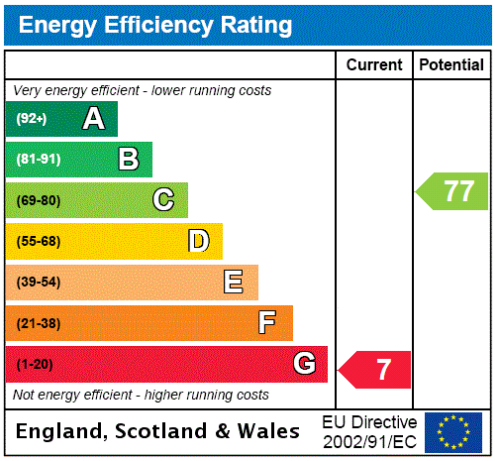
Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Greenaway Residential







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Should a purchaser(s) have an offer accepted on a property marketed by Greenaway Residential Ltd T/A Greenaway Residential Estate Agents & Lettings Agents, they will need to have their identification checked. The property will not be removed from the market until these checks are successfully completed. This is necessary to meet our legal obligations under the Anti Money Laundering Act 2022 (AML) and is a legal requirement. We use an online service to verify your identity provided by SmartSearch. The cost of each check is £12 including VAT which is payable in advance, to Greenaway Residential Ltd, for each person (or company) that are disclosed as purchasers on the memorandum of sale. This charge is non-refundable under any circumstances.