

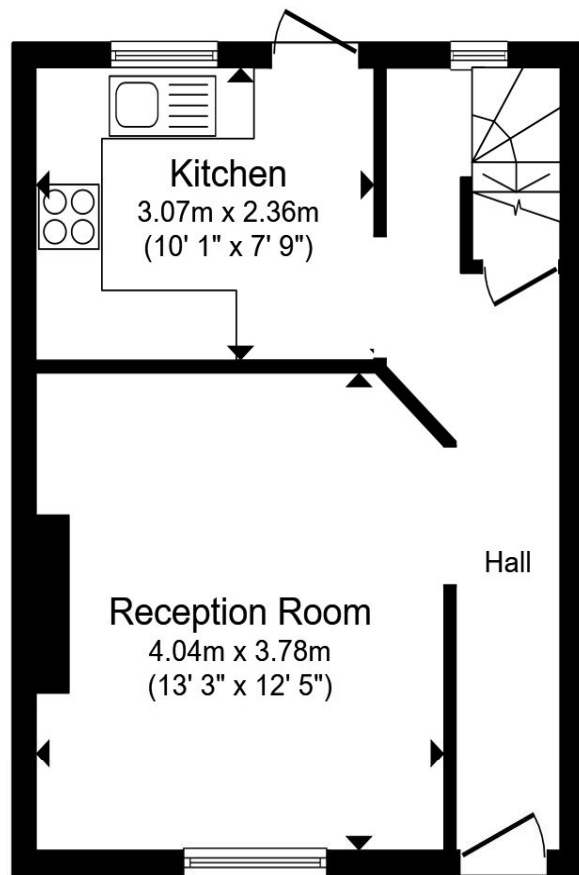


Waltham Road, Carshalton SM5 1PN

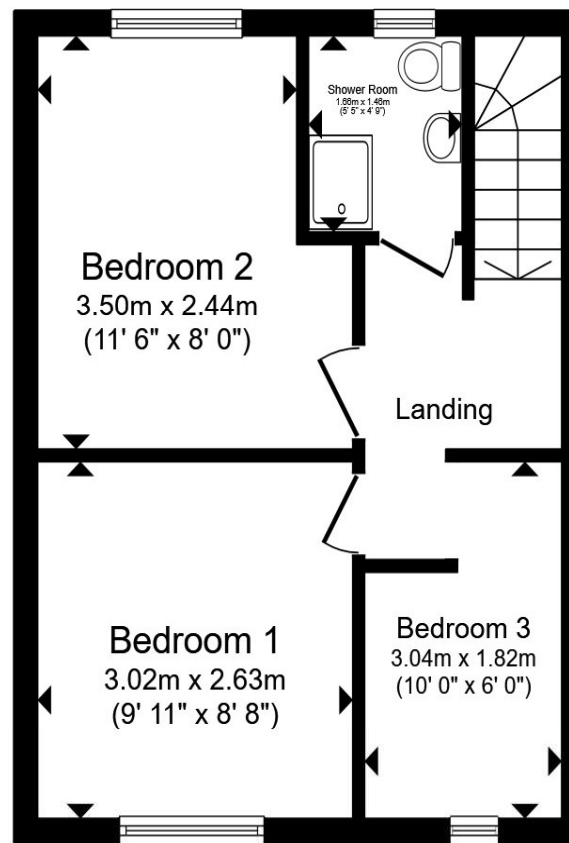
welcome to
Waltham Road, Carshalton

This beautifully presented three-bedroom mid-terrace home offers spacious and modern accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking to upsize.





Ground Floor



First Floor



Total floor area 63.0 m² (678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This beautifully presented three-bedroom mid-terrace home offers spacious and modern accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking to upsize.

The property has been maintained to an excellent standard and features a stylish modern kitchen, providing a practical and attractive space for everyday living. The contemporary family bathroom is located upstairs and has been finished to a high specification.

The ground floor offers bright and welcoming living accommodation, while upstairs you'll find three well-proportioned bedrooms. Externally, the property benefits from a generous rear garden, perfect for entertaining and relaxing, with the added advantage of a fantastic bar situated at the end of the garden, creating an ideal social space for hosting family and friends.

To the front, there is a private driveway providing off-street parking for two vehicles.

Situated on the sought-after Waltham Road in Carshalton, this excellent home is conveniently located for local schools, shops, transport links and amenities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

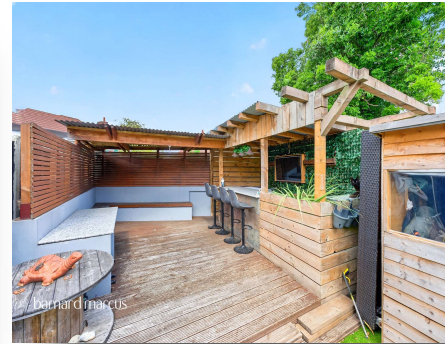
welcome to

Waltham Road, Carshalton

- THREE-BEDROOM MID TERRACE FAMILY HOME
- PRESENTED IN EXCELLENT CONDITION THROUGHOUT
- MODERN FITTED KITCHEN
- UPSTAIRS FAMILY BATHROOM
- GARDEN BAR- PERFECT FOR ENTERTAINING

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106714



Property Ref:
WLG106714 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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