







72 Tweeddale Road, Carshalton, SM5 1SQ

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Guide price £475,000

Cromwells
ESTATE AGENTS

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Nestled on the desirable Tweeddale Road in Carshalton, this charming terraced house offers a wonderful opportunity for families seeking a larger than average home in the popular St Helier estate. Spanning an impressive 897 square feet, this well-presented property has been meticulously maintained by its current owners, ensuring a welcoming atmosphere from the moment you step inside.

The ground floor features an open-plan living and dining area, creating an ideal space for entertaining friends and family, together with a modern and stylish kitchen. The addition of a conservatory enhances the living space, allowing natural light to flood in and providing a delightful spot to relax.

Upstairs, you will find three generously sized bedrooms, and a well appointed family bathroom, catering to the needs of a busy household. Notably, bedrooms one and three boast a pleasant outlook over open green space, providing a tranquil setting to unwind.

For those with vehicles, the property benefits from off-street parking for two cars, a valuable asset in this sought-after area. The location is further enhanced by its proximity to various bus links, making travel to Morden, Sutton, and Wallington effortless. Additionally, the easily accessible Morden tube station offers convenient access to central London, perfect for commuters.

This delightful family home combines comfort, style, and practicality, making it an excellent choice for those looking to settle in a vibrant community. Do not miss the chance to make this lovely property your own.

Accommodation

Entrance Hall
Radiator with cover, understairs storage cupboard, built in cupboard housing fuse box and boiler.

Open plan Living Dining Room
Two electric fires, double panel radiator, double glazed leaded light window to front aspect with bespoke fitted shutters, fitted carpet, double glazed French doors leading to conservatory.

Conservatory
Double glazed conservatory with doors opening out to garden, laminate flooring.

Kitchen
Range of modern grey and white fitted kitchen units and drawers, Quartz worktop with upstand, inset stainless steel sink with chrome mixer tap, integrated slide and hide 'Neff' oven, gas hob and extractor hood above, integrated 'Bosch' slimline dishwasher and 'Neff' washing machine, space for fridge freezer, double glazed patio door, tiled flooring.

Stairs to 1st floor landing

Bedroom One
Range of fitted wardrobes with mirrored sliding doors, radiator, laminate flooring, double glazed leaded light window to front aspect with bespoke fitted shutters, loft access with pull down ladder

Bedroom Two
Radiator, laminate flooring, double glazed window to rear aspect with bespoke fitted shutters.

Bedroom Three
Double glazed leaded light window to front aspect with bespoke fitted shutter, laminate flooring, radiator.

Bathroom
Panel enclosed bath with concertina shower screen and chrome taps, electric 'Triton' shower, WC, pedestal wash hand basin with chrome taps, tiled walls, vinyl flooring, double glazed obscure window to rear aspect.

Loft room (accessed from pull down ladder in Bedroom One)
Eaves storage cupboards with lights, Velux window, laminate flooring.

Outside

Front
Paved driveway providing off street parking for two cars.

Rear Garden
Lawn area with footpath, borders with shrubs shed, paved patio section.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete








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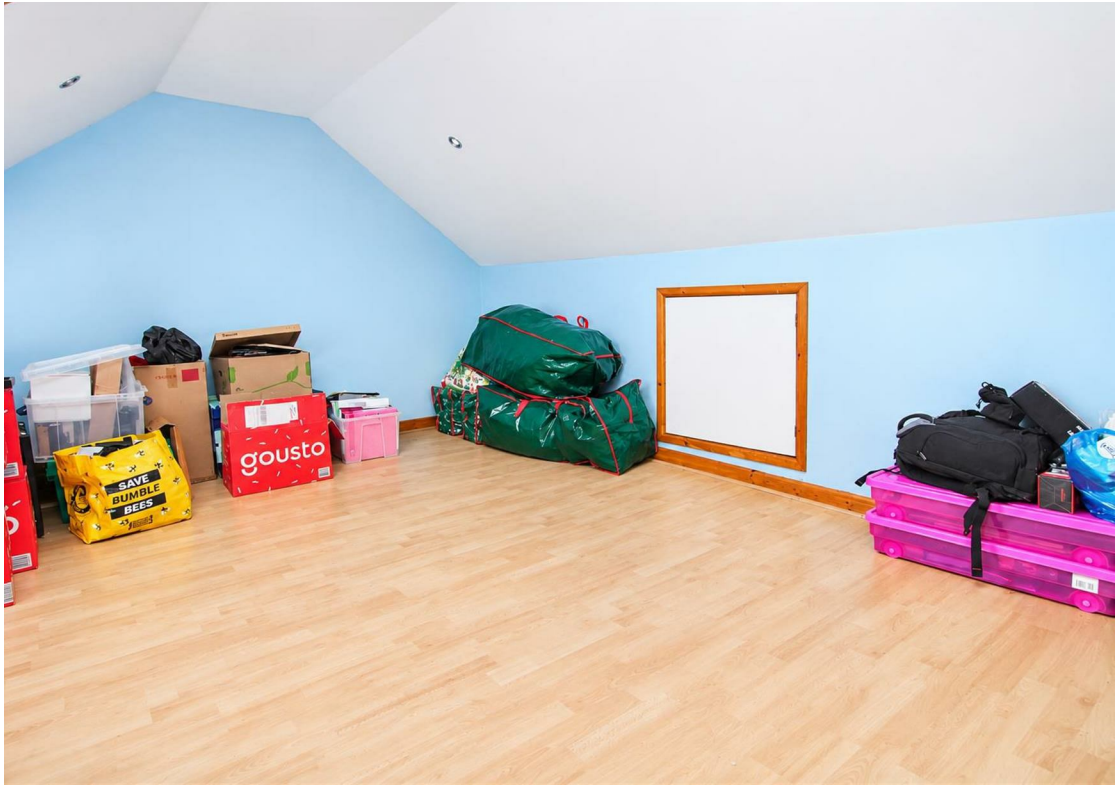










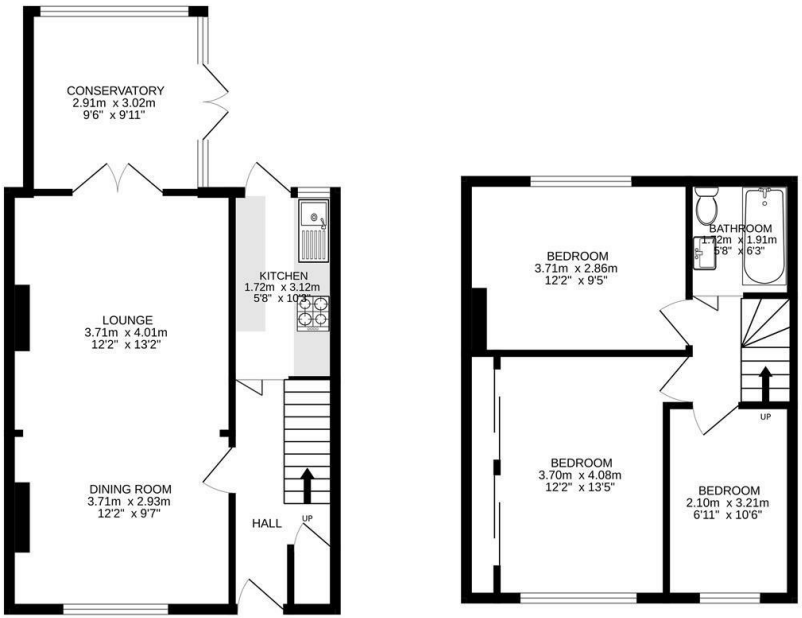

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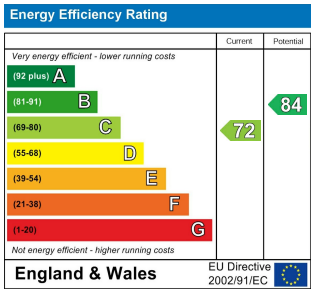






Floor Plan





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.

Additional Information

- Boiler in hall cupboard installed April 2025, fully serviced, 'Valliant' combination boiler.

- Fuse board replaced approx 8yrs ago

- New kitchen and conservatory installed 2020

- Double glazing to rear replaced 6/7yrs ago

- WC and bath replaced 1.5yrs ago

- Roof replaced 18yrs ago

- Vendor relocating out of the area, they will be looking for an onward property to buy

- responsible for all boundary lines

- Road is in the school no driving zone during school drop off and pick up times, residents register their vehicles free of charge with the council so they can still access the road at these times. Not in permit parking zone currently, but being considered currently.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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