



13 Arlington Drive, Carshalton, Surrey, SM5 2EY



Guide price £435,000

**Cromwells**  
ESTATE AGENTS



# 13 Arlington Drive, Carshalton, SM5 2EY

Don't miss out on this superbly presented two bedroom extended terraced home, located in a sought after residential road in Carshalton, close to good transport links, shops and a variety of schools. The property offers spacious living accommodation with a larger than average open plan lounge/diner with stylish wooden flooring, and a modern kitchen which looks out to the large rear garden. This boasts two patios, a lawn area and a fantastic summer house with bi fold doors providing a perfect social space to entertain family and friends.

Upstairs you will find two double bedrooms, with the main bedroom benefiting from build in wardrobes and space for a dressing table. The bathroom has a stylish monochrome theme, with a large walk in shower and feature tiling. There is further scope to extend into the loft, subject to relevant planning being granted. Outside the property there is off street parking for up to two cars.

A viewing is highly recommended to appreciate the size and space of this lovely property.

## Accommodation

Front door into entrance lobby.

## Open plan Living Dining Room

Feature fireplace with tiled surround, built in storage cupboards, radiators, wood flooring, UPVC double glazed windows to front aspect, large under stairs storage cupboard, cupboard housing boiler.

## Kitchen

Range of modern white fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, space for tall fridge freezer, space for washing machine, tiled splashback, vinyl tiled floor, UPVC double glazed window and patio door leading out to garden.

Stairs to 1st floor landing, loft access (with pulldown ladder).

## Bedroom One

Coved ceiling, fitted wardrobes with sliding doors, radiator, fitted carpet, UPVC double glazed window to front aspect.

## Bedroom Two

Radiator, fitted carpet, UPVC double glazed window to rear aspect.

## Shower Room

Luxury modern suite comprising of walk-in shower, thermostatic shower controls with rain showerhead and hand shower attachment, enclosed WC, wall mounted vanity wash handbasin with storage drawers, feature tiled walls, heated towel rail, extractor fan, double glazed obscure window to rear aspect, tiled flooring.

## Outside

### To the front

Paved driveway with off street parking for up to two cars.

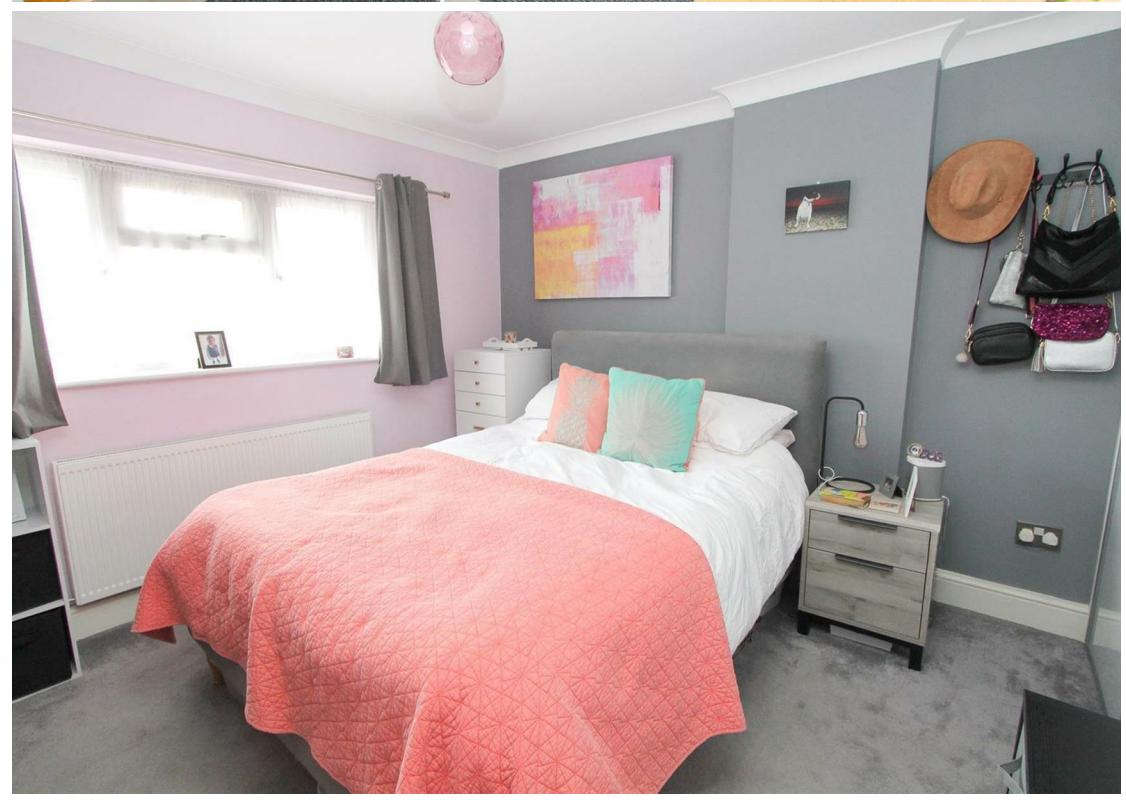
### Rear Garden

Well maintained landscaped garden with two patio areas, footpath and lawn area, outside tap, fence enclosed.

### Summerhouse

With bifold doors opening out to rear patio area, power and light.

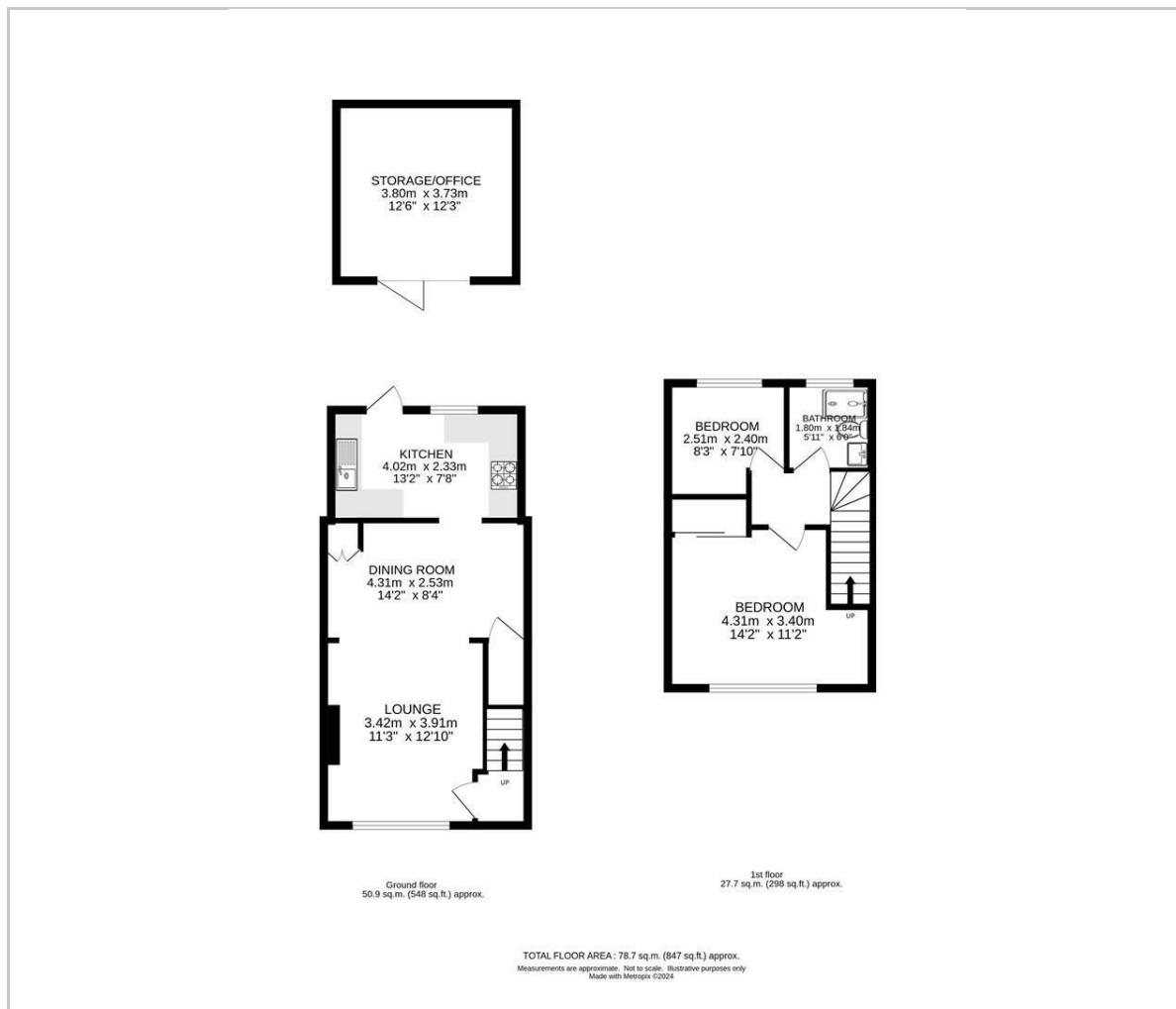








## Floor Plan

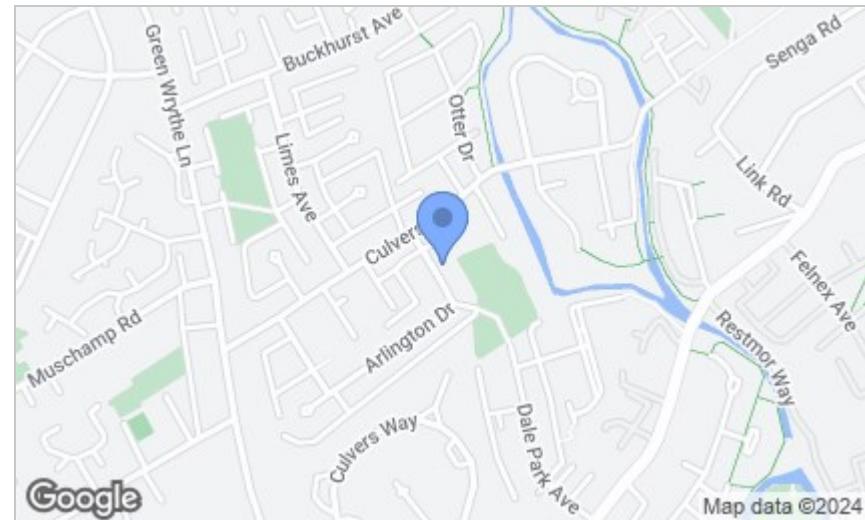


## Viewing

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

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

