



74 Rossignol Gardens, Carshalton, SM5 2EE



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£195,000

Cromwells
ESTATE AGENTS



Set in a desirable modern development in Carshalton is this well presented one bedroom ground floor flat offered with no onward chain. The property features a spacious hallway with ample storage, a modern bathroom, a double bedroom and a reception room leading into the kitchen, There is also residents allocated parking and visitors parking for added convenience.

Rossignol Gardens has a great convenient location with both Carshalton and Hackbridge train stations within easy reach and bus links serving Sutton, Croydon, Tooting and Wallington. The Grove Park and Wandle Trail offers local green space to enjoy, together with Carshalton Village and all the amenities it has to offer.

Accommodation

Security phone entry system, door into communal hallway. Front door into

Entrance Hall

Large storage cupboard, built-in cupboard housing water heater and tank, modern 'Dimplex' electric heater, laminate flooring, security phone entry system.

Bathroom

Modern suite comprising of panel enclosed bath with chrome mixer tap and shower head attachment, pedestal wash handbasin with chrome taps, WC, extractor fan, tiled walls and flooring.

Bedroom

Double glazed window to front aspect, laminate flooring.

Living Dining Room

Modern electric heater, laminate flooring, double glazed window to front aspect.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, space for tall fridge/freezer, cooker and washing machine, integrated extractor fan, tiled splashback, tiled flooring.

Outside

Allocated parking space

Visitors parking

Well maintained communal garden and grounds

ROOM MEASUREMENTS

(maximum measurements)

Living Dining Room 12'02 (into bay) x 11'02

Kitchen 7'11 x 5'11

Bedroom 10'04 × 7'07

Bathroom 6'07 x 5'11



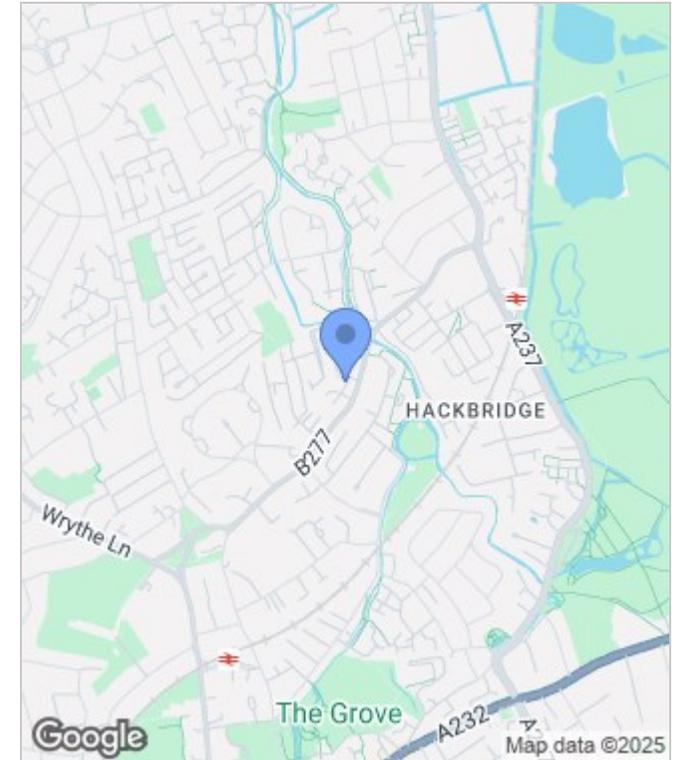
Floor Plans



TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Area Map



Energy Performance Graph

