



21 Arlington Drive, Carshalton, Surrey, SM5 2EY



Guide price £435,000

WH WATSON HOMES
Estate Agents

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A chance to acquire this STUNNING two double bedroom end of terrace property (Originally built as 3 Bedrooms) situated in a popular Carshalton location close to a wealth of shops and transport links. The property benefits from having planning permission for a front, rear, double storey side and loft extension. Existing features include a 14ft kitchen/diner, a modern upstairs bathroom, a spacious side lean to, excellent potential to extend and off street parking.

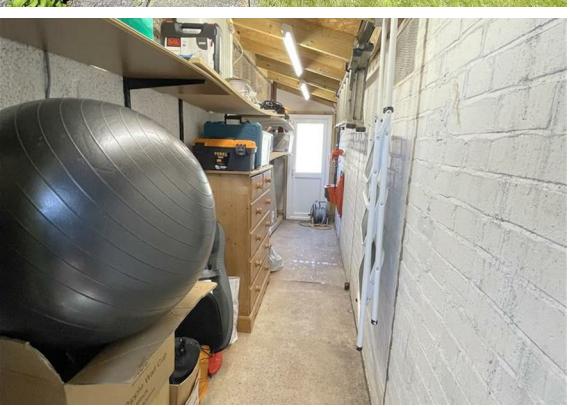


Accommodation

The property has a porch area leading into the property and a separate lounge to the front with feature electric fireplace to one side. There is a spacious kitchen-dining room to the rear of the house with a door leading out to the rear garden. The kitchen has fitted cupboards, integrated electric hob, fan oven, dishwasher, space and plumbing for a fridge-freezer and washing machine. There is plenty of room for a dining table & chairs.

To the first floor, the master bedroom is to the front and has built in wardrobes to both sides





of the room. The second double bedroom overlooks the rear garden and the family bathroom is tiled throughout and has a shower over the bath, w/c, hand basin and heated towel rail and a newly fitted combination boiler.

Outside - To the front there is a block paved driveway for 2 cars. From the porch area there is a door leading through to a lean-to area running alongside the property.

The rear garden is a great space and has a raised decking area from the rear of the house leading down onto the lawn surrounded by mature shrubs and trees.

**** ADDED FEATURES - FITTED WOODEN BLINDS - USB SOCKETS - SECURITY SENSORS - NEWLY REDECORATED - OUTSIDE LIGHTING ****

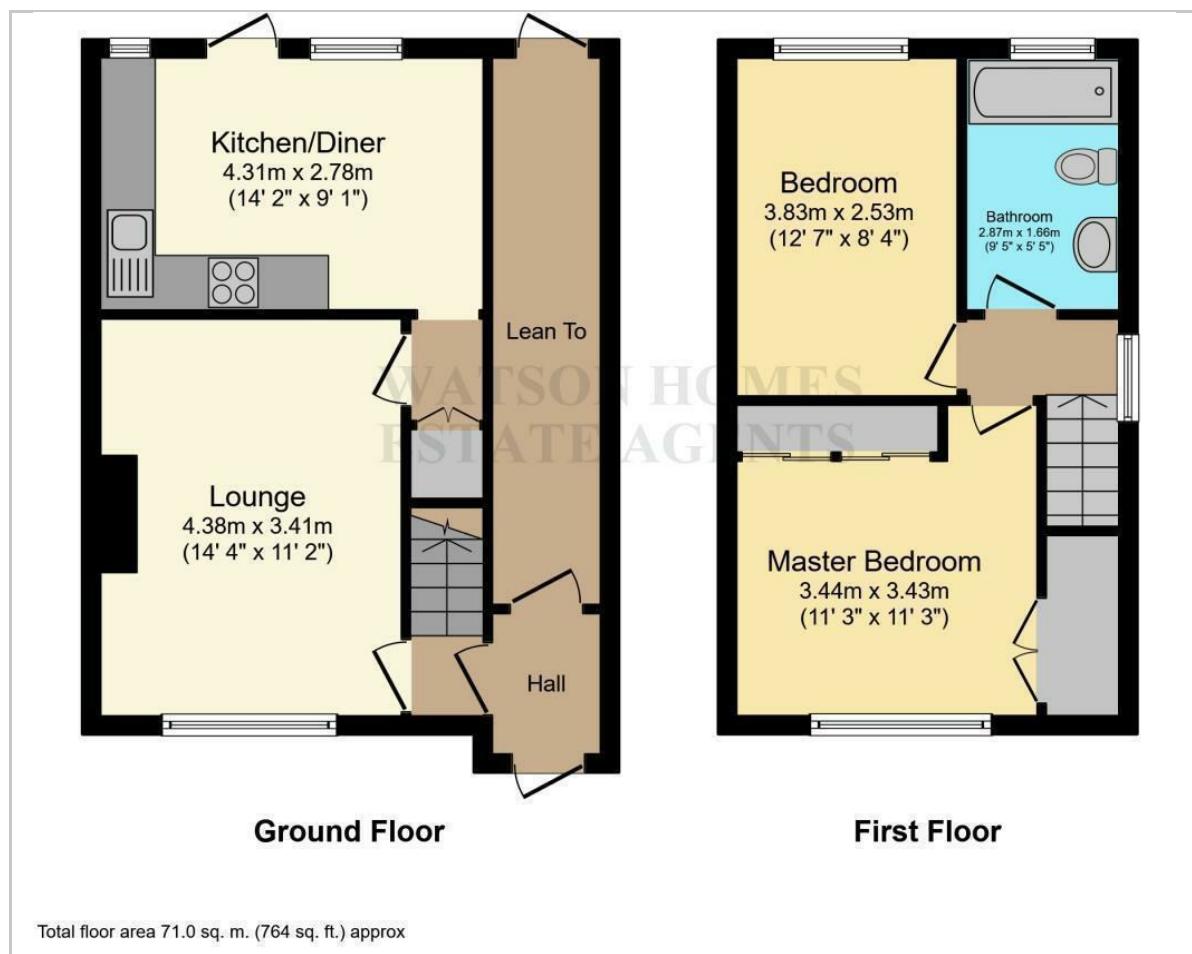
Location:

The property is located in Carshalton and has great access to transport links and schools. Carshalton and Hackbridge train stations are approx. 0.6 miles away and have links into London Victoria, Blackfriars and Clapham Junction.

For primary schools, Muschamp Primary and Rushy Meadow Primary Schools are both within 0.3 miles and for secondary schools, Carshalton College is within 0.3 miles and both Carshalton High School for Girls and Greenshaw High are within 0.7 miles.

Carshalton Village is a lovely family area with a bustling high street, plenty of green spaces around the ponds and easy access to Sutton for a greater array of shops and amenities.

Floor Plan

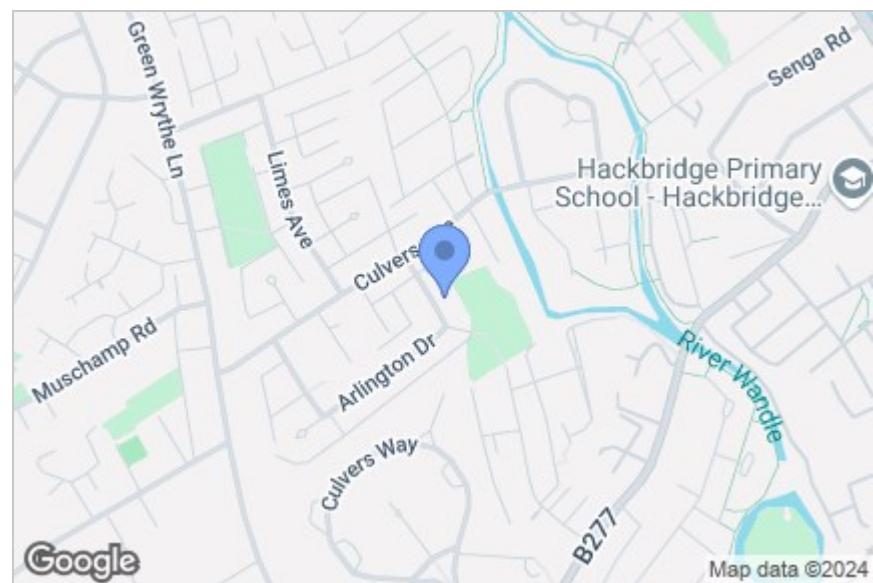


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 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

