**8 Reynolds Close, Carshalton, Surrey, SM5 2AY** — **£1,550 Per Month**

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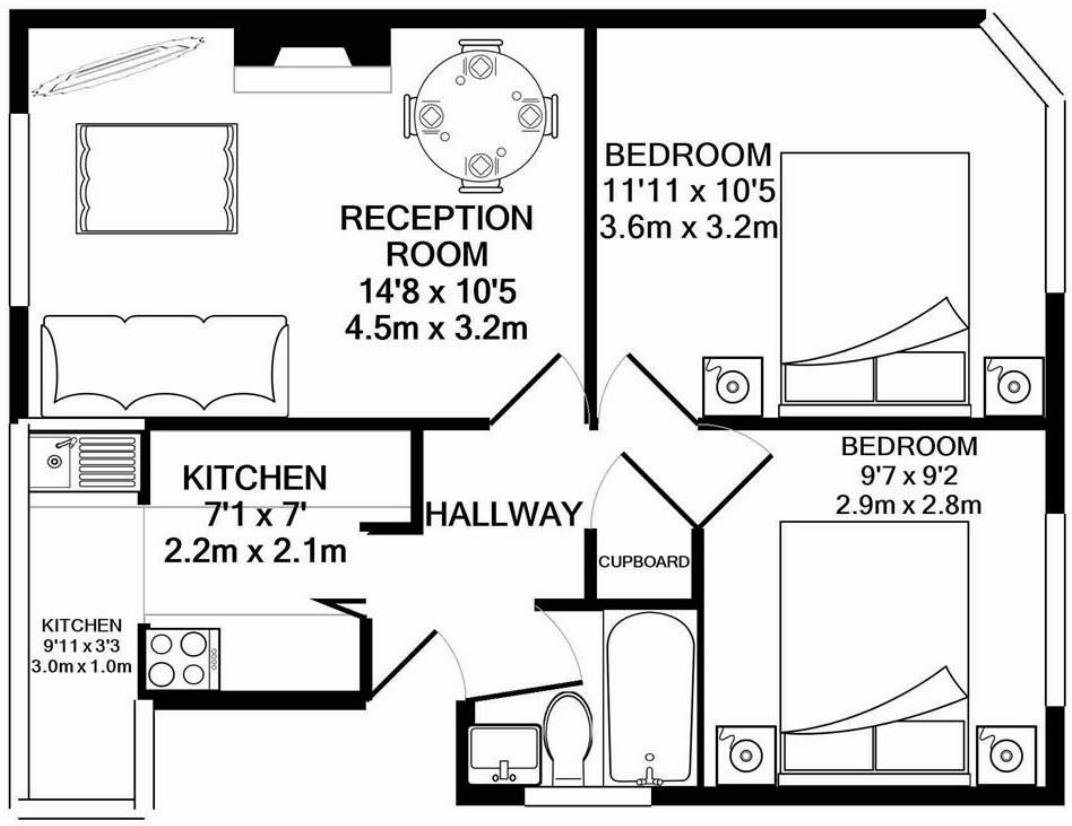


TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

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
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# 8 Reynolds Close

Carshalton, SM5 2AY

**£1,550 Per Month**

Nestled in the tranquil Reynolds Close, Carshalton, this first-floor flat presents an excellent opportunity for those seeking a modern and comfortable living space. The property boasts a private entrance accessed via exterior stairs, ensuring a sense of privacy and independence.

Inside, you will find two generously sized double bedrooms. The large living room offers a welcoming atmosphere, ideal for relaxation or entertaining friends and family. The kitchen and bathroom suites have been thoughtfully updated to a high standard, providing both style and functionality.

One of the standout features of this apartment is the private gated garden, which includes a spacious storage shed and hard stand parking for two cars, a rare find in this area. The property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Conveniently located, the flat offers easy access to local bus routes and shops and Hackbridge Station is just a short 10-minute walk away, providing direct access to London Victoria in under 30 minutes, perfect for commuters.

The property is available end of October 2026.

- Lovely two bedroom apartment with own entrance
- Double glazing, gas central heating
- Two generously sized double bedrooms. The large living room offers a welcoming atmosphere, ideal for relaxation or entertaining friends and family. The kitchen and bathroom suites have been thoughtfully updated to a high standard, providing both style an
- EPC rating: D (59/77)
- Access to local transport links and shopping amenities under 10 min walk away
- Private rear garden with large shed, astroturf lawn and hardstand parking for 2 cars
- Available end October 2026