



HUNTERS[®]
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HERE TO GET *you* THERE

Arlington Drive, Carshalton

£450,000



Hunters are delighted to market this fantastic, extended two-bedroom house which offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The property boasts a downstairs WC, ensuring convenience for both residents and guests.

The heart of the home is the extended kitchen, which provides ample space for culinary creativity and features plenty of built-in storage, making it easy to keep everything organised.

Upstairs, the property features a well-designed bathroom that caters to all your needs. The two bedrooms are generously sized, providing a comfortable retreat for rest and relaxation. Both bedrooms come with built in wardrobes.

Outside, the property benefits from a driveway that accommodates one vehicle, along with rear access for added convenience and extra storage opportunity. The lovely garden offers a peaceful outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends. There is the huge benefit of a lovely garden room equipped with power, a versatile space for hobbies, working from home, gym or playroom.

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This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

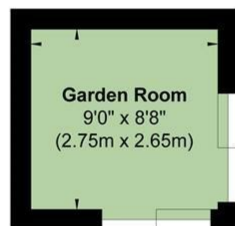


KEY FEATURES

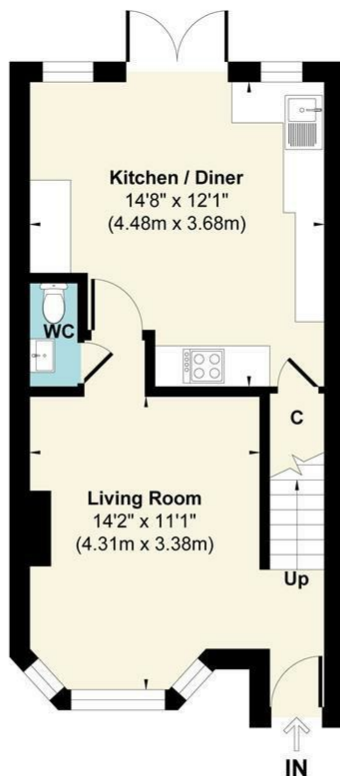
- FANTASTIC CONDITION THROUGHOUT
- EXCLUSIVE TO HUNTERS
- EXTENDED KITCHEN/DINER
 - DOWNSTAIRS WC
 - UPSTAIRS BATHROOM
 - DRIVEWAY TO FRONT
- LOVELY GARDEN WITH REAR ACCESS
- VERSATILE GARDEN ROOM



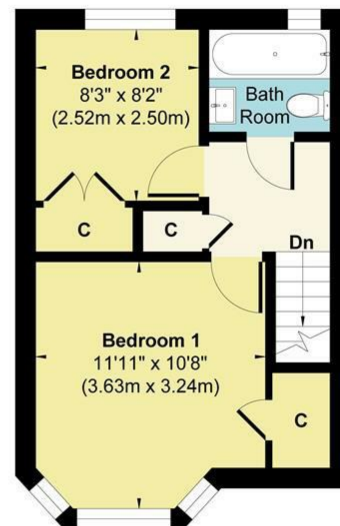




Outbuilding
Approximate Floor Area
78 sq.ft
(7.29 sq.m)



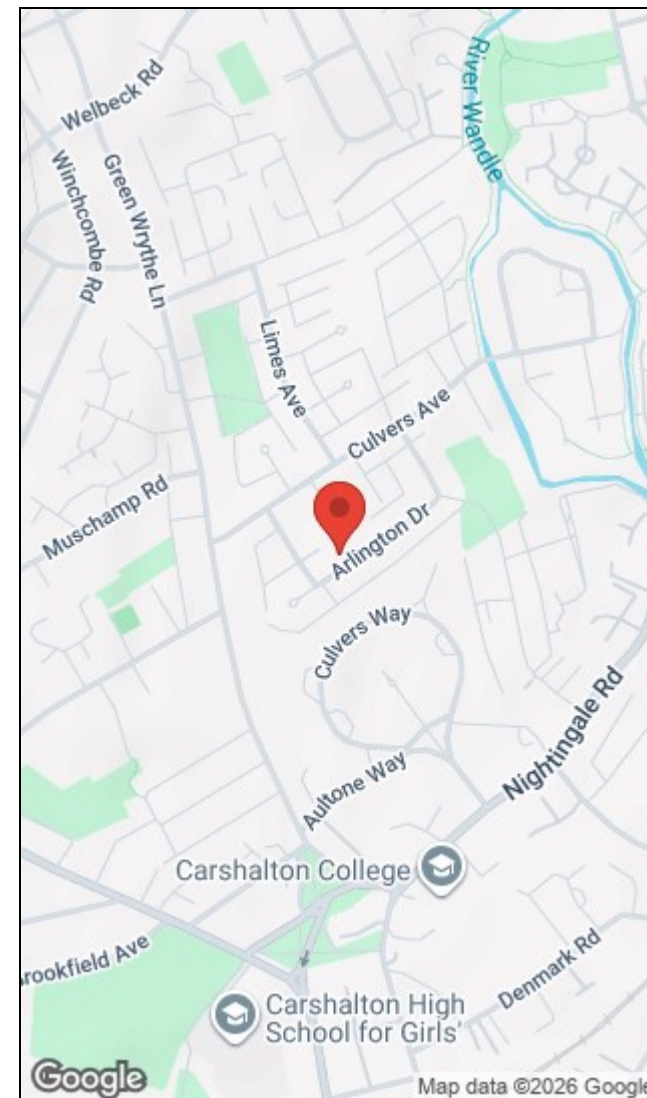
Ground Floor
Approximate Floor Area
409 sq.ft
(38.03 sq.m)



First Floor
Approximate Floor Area
313 sq.ft
(29.16 sq.m)

Approx. Gross Internal Floor Area 800 sq. ft / 74.48 sq. m (Including Outbuilding)

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77			
	66				
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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