



Ivydale Road  
Carshalton, SM5 2EZ  
Offers over £500,000



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This end of terrace house is a fantastic family home, set in a fabulous location. Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having excellent schooling in close proximity. Buses and Hackbridge station provide quick links into the City, so you can be into London in under an hour. Despite all of this, sitting in your generously sized, level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Within the home, you'll appreciate the abundance of space and charm, ideal for relaxing and entertaining alike, with everything being in the sort of condition you can just move in and start to enjoy immediately, yet with the potential to update to your own taste during your occupation. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a separate lounge and lovely kitchen/diner, that has an excellent degree of workspace to prepare your evening meals. This is also part of the house that you could keep as is or even go the extension route as some of the neighbours have - subject to the relevant permissions. Upstairs, there are two well proportioned double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids or even to use as a home office. There is also a possibility for a loft conversion if you have a large family. Finishing off this wonderful house internally is a shower room serving all the rooms. On the outside, the aforementioned garden leads to a detached garage with separate storage area to the side, with there even being the bonus of an additional garden area to the front.



GROUND FLOOR

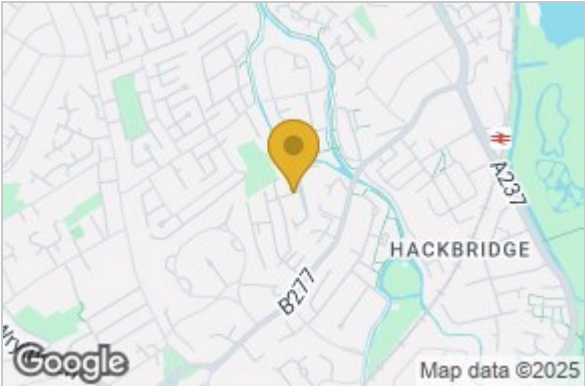
- Porch
- Hallway
- Living Room  
13' x 11'3 (3.96m x 3.43m)
- Kitchen/Living Room  
17'5 x 14'8 maximum (5.31m x 4.47m maximum)
- Lean To

FIRST FLOOR

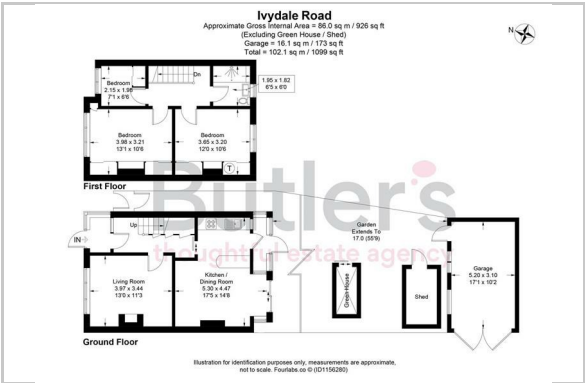
- Landing
- Bedroom  
13'1 x 10'6 maximum (3.99m x 3.20m maximum)
- Bedroom  
12' x 10'6 maximum (3.66m x 3.20m maximum)

- Bedroom  
7'1 x 6'6 maximum (2.16m x 1.98m maximum)
- Shower Room  
6'5 x 6' (1.96m x 1.83m)
- OUTSIDE
- Front Garden
- Rear Garden
- Garage

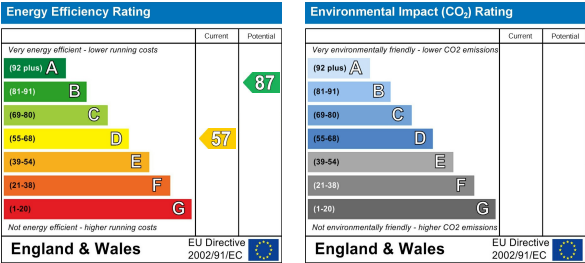
Area Map



Floor Plan



Energy Efficiency Graph



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