

# Butler's

thoughtful estate agency



North Street  
Carshalton, SM5 2HG  
Offers over £500,000



## North Street

Carshalton, SM5 2HG

Nestled within an immensely convenient & coveted location, North Street will tick all of your boxes. Location wise, it couldn't get any better. Close to outstanding local schooling and transport links, you'll have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close at hand such as a local M&S & Sainsbury's, so picking up that pint of milk and loaf of bread when you run low won't be too much of a chore.

So with the location ticking all your boxes, how does the rest of the house stack up? Well, the property is in the sort of condition you can just move in and start to enjoy immediately, with neutral tones throughout and a modern kitchen & bathroom, yet still having the potential to make your own mark.

On the ground floor, the aforementioned kitchen is an impressive size and a real family hub, giving you the ability to not just cook, but also dine, with an adjacent reception, which could be an additional area for entertaining, work or even as another bedroom if you so wish.

Upstairs, being a townhouse, there is a spacious lounge and no less than 3 great-sized bedrooms split over 2 floors, which are wonderful places for you and the kids to catch up on a great night's sleep, with you even having the opportunity to use one for a dedicated home office, which is fast becoming a necessity! A real bonus is a cloakroom on the ground floor alongside the family bathroom on the 3rd serving the rooms, meaning no trips upstairs if you have guests over.

Outside, this handsome house has a driveway to the front and a garden to the rear, grabbing that evening sun for those get-togethers with friends. Come check out this fabulous house - or you may live to regret it, especially as there is no onward chain!





## GROUND FLOOR

Porch

Hallway

Kitchen/Dining Room  
14'4 x 14'3 maximum (4.37m x 4.34m maximum)

Reception/Study  
15'1 x 7'1 (4.60m x 2.16m)

Conservatory  
7'8 x 6'2 (2.34m x 1.88m)

Cloakroom

## FIRST FLOOR

Landing

Living Room  
17'3 x 14'4 (5.26m x 4.37m)

Bedroom  
14'4 x 10'2 (4.37m x 3.10m)

## SECOND FLOOR

Landing

Bedroom  
13'9 x 12'3 maximum (4.19m x 3.73m maximum)

Bedroom  
14'8 x 8'11 (4.47m x 2.72m)

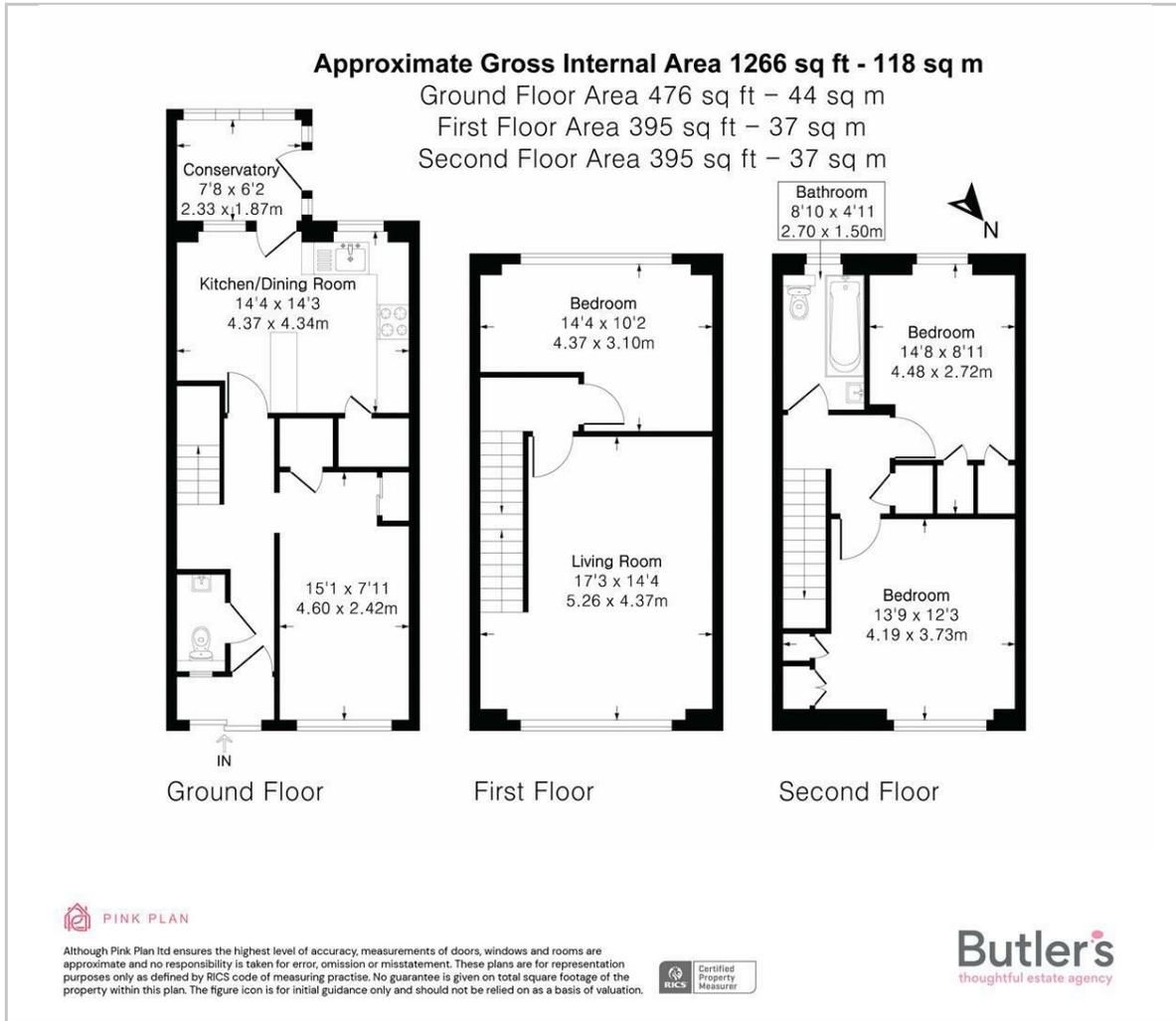
Bathroom  
8'10 x 4'11 (2.69m x 1.50m)

## OUTSIDE

Driveway

Rear Garden

## Floor Plan

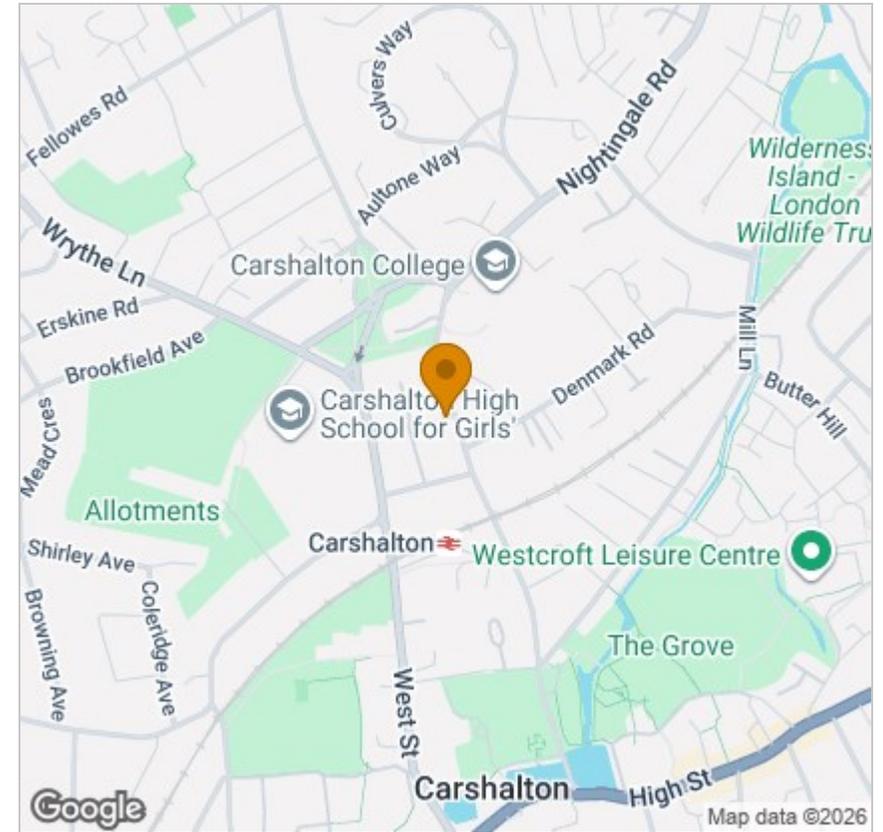


## Viewing

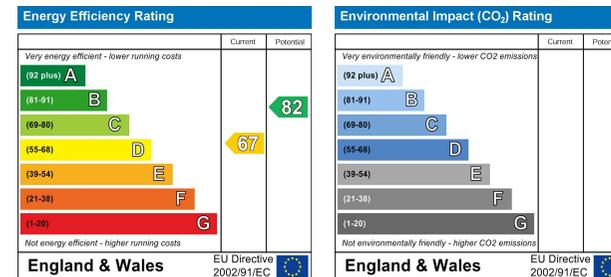
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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