



Whitland Road
Carshalton, SM5 1QS
Guide price £400,000



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Positioned in one of Carshalton/Sutton's most convenient residential roads, at Whitland you're on the doorstep of fabulous amenities and open spaces. Further reasons the location is just so good, it's that you're also just a short distance to either Sutton, Carshalton and Morden, with you having fantastic schooling close by. Hackbridge and Sutton Common Stations provide quick links into the City - so you can be from your sofa to London in just under an hour. Despite all of this, sitting in your 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. Inside your home, you'll be delighted by the amount of work the current sellers have gone to, having cared for and updated the house throughout their occupation, meaning you can move in and start to enjoy it immediately. Upstairs, there are two double bedrooms, so it will be easy for you to have a tranquil space - even create a separate work area - with a bedroom for your kids or even guests. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and gatherings being a breeze. There is also the potential to extend, subject to the relevant consents. Budding chef? The kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, the garden will surprise with the size and to the front you'll love the convenience of your very own driveway providing maximum convenience!



GROUND FLOOR

Vestibule

Living/Dining Room
11'9 x 10'5 (3.58m x 3.18m)

Lobby

Kitchen
9'10 x 8'6 (3.00m x 2.59m)

Bathroom

FIRST FLOOR

Landing

Bedroom
14'2 x 10'9 maximum (4.32m x 3.28m maximum)

Bedroom
14'1 x 10'8 maximum (4.29m x 3.25m maximum)

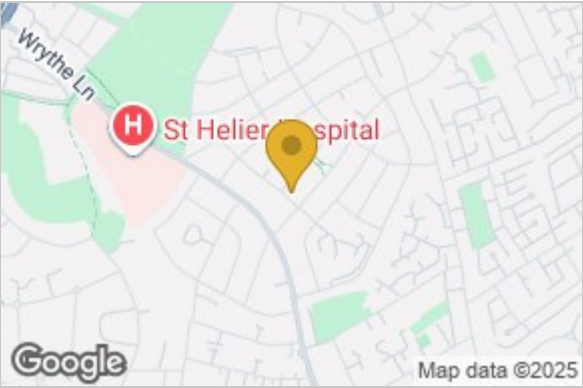
OUTSIDE



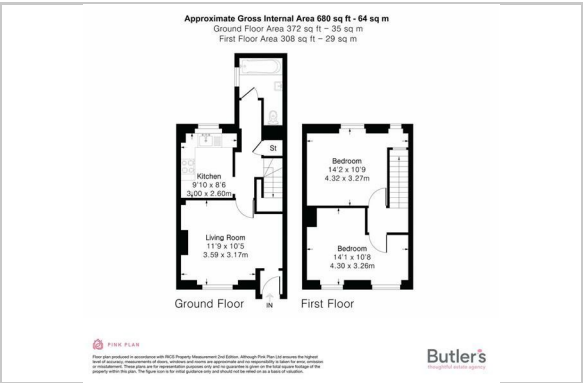
Driveway

Rear Garden

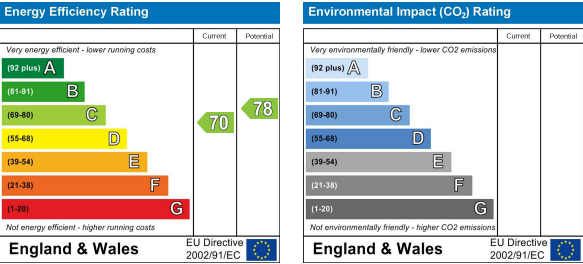
Area Map



Floor Plan



Energy Efficiency Graph



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