

Butler's

thoughtful estate agency



River Gardens
Carshalton, SM5 2NH
Guide price £625,000



3



2



2



D

River Gardens, Carshalton, SM5 2NH

Nestled in a quiet position within an immensely desirable location by Wilderness Island nature reserve, River Gardens will tick all of your boxes. Situated on what is arguably the most coveted spot on the road, the views to the front are onto trees, meaning the property isn't overlooked from the opposite side of the road. Also close to fantastic 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 by with an abundance of local shops just minutes away. So with the location ticking all your boxes and the setting so tranquil - how does the rest of the house stack up? Well you'll be pleased to learn that this gorgeous, extended, mock Tudor semi-detached home has been lovingly updated by the current owners and has the benefit of one of the most amazing kitchen/diners of any property in this price range. The lounge is a sanctuary of style and a great place to relax after a hard day, with a recently refitted downstairs shower room meaning extra convenience for your family. Upstairs, two generous sized bedrooms are wonderful places to catch up on a great nights sleep, with fitted wardrobes, meaning one less thing to worry about moving into your new home. The third bedroom is also a very sensible single room and there's a family bathroom in addition to the shower room downstairs we've already mentioned, meaning no arguments in the morning! Outside, this handsome house has a driveway to the front and a fabulous westerly-facing garden to the rear, grabbing that evening sun and great for get togethers with friends on the patio, whilst the kids play on the lawn. Topping off this must see home is the garage, which will be great for that bike or car or (as most of us will) be a great place to store all of your stuff! Come check out this amazing house - or you may just regret it!



GROUND FLOOR

Hallway

Living Room

19'1 x 11'4 into bay (5.82m x 3.45m into bay)

Kitchen/Diner

18'1 x 14'1 tapers (5.51m x 4.29m tapers)

Shower Room

5'10 x 5'7 (1.78m x 1.70m)

FIRST FLOOR

Landing

Bedroom 1

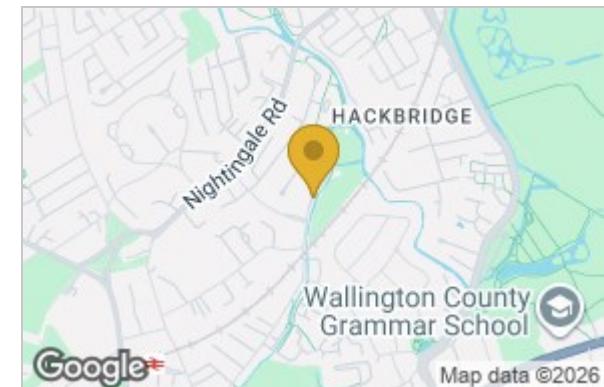
16'1 (into bay) x 11'7 (4.90m (into bay) x 3.53m)

Bedroom 2

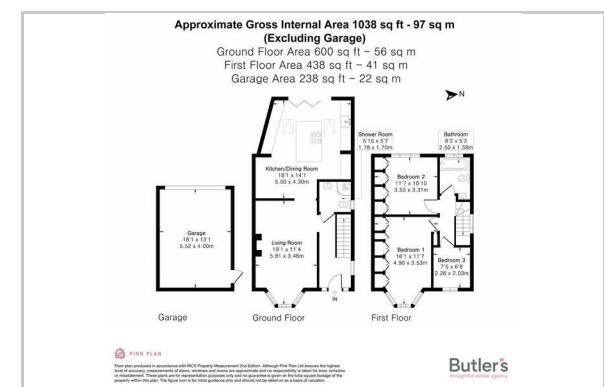
11'7 x 10'10 (3.53m x 3.30m)



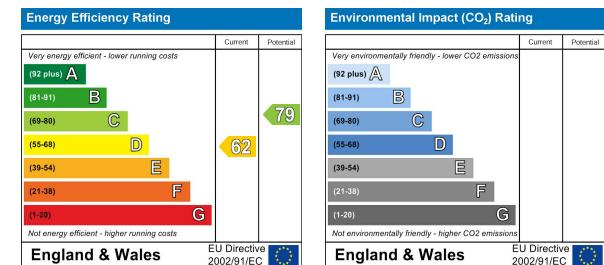
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.