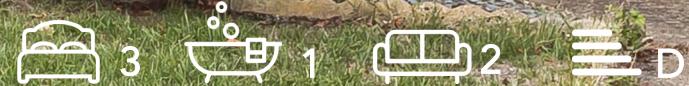


Butler's

thoughtful estate agency



Nightingale Road
Carshalton, SM5 2DN
Guide price £500,000



Nightingale Road, Carshalton, SM5 2DN

GUIDE PRICE £500,000 - £525,000 Rose Cottage is a wonderful semi-detached home which is ready to move into, yet comes with bags of potential, especially being set in such a fabulous location. Have you ever dreamed of living in a convenient road, on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into Carshalton, with you having excellent schooling in close proximity. Buses and Carshalton station provide quick links into the City, so you can be from your sofa to London in around an hour. Unusually, there is a generously sized, mature, level front garden rather than to the rear, which is well shielded and a perfect space for you to enjoy a good book, catch some rays or even have a few friends over whilst the kids play. Within the home, you'll appreciate the abundance of features and charm that remain, ideal for you to be sympathetic during any changes you may make. Inside, the layout of the ground floor currently offers a huge amount of versatility, with two spacious reception rooms and a large kitchen that offers a huge amount of workspace to prepare your meals. Upstairs, there is space in abundance, with three good-sized bedrooms and a master offering the possibility for a fourth bedroom conversion if you have a large family. Finishing off the house internally is a modern shower room and separate W/C serving all the rooms. On the outside to the rear, there is a bonus of another garden area - with the potential of a driveway providing off street parking - certainly convenient for families with multiple vehicles.



GROUND FLOOR

Hallway

Living Room

19'1 x 12'2 (5.82m x 3.71m)

Dining Room

12'10 x 10'11 (3.91m x 3.33m)

Kitchen/Dining Room

18'5 x 7' (5.61m x 2.13m)

FIRST FLOOR

Hallway

Bedroom

18'1 x 10'6 (5.51m x 3.20m)

Bedroom

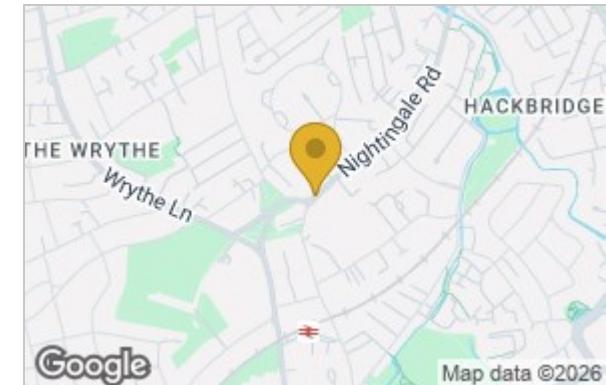
12'2 x 10'9 (3.71m x 3.28m)

Bedroom

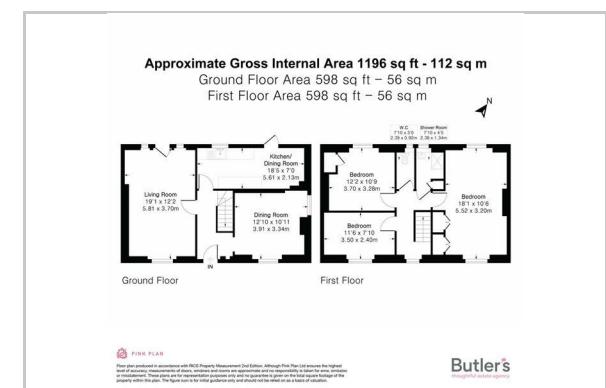
11'6 x 7'10 (3.51m x 2.39m)



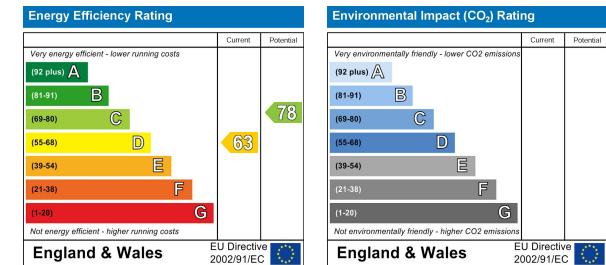
Area Map



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.