



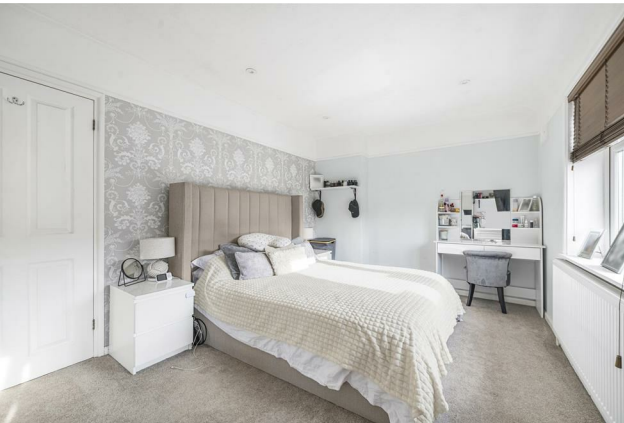
Winchcombe Road
Carshalton, SM5 1RR
£425,000

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Positioned in a convenient residential road, at Winchcombe Road 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. These 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 appreciate the overall size and layout and the lengths the current owners have gone to maintaining the property

Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility with a spacious conservatory, so lots of space to incorporate a desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now.

Upstairs, this house doesn't let you down; with two generous double bedrooms, there will be no grumbles from the kids or guests with their room. So, downsides? Well if you consider the property also has an upstairs bathroom and not one but two parking spaces on the drive, we are struggling to find any!



GROUND FLOOR

- Hallway
- Lounge
13'2 x 12'5 (4.01m x 3.78m)
- Kitchen
10'3 x 8'8 (3.12m x 2.64m)
- Conservatory
11'9 x 10'2 (3.58m x 3.10m)

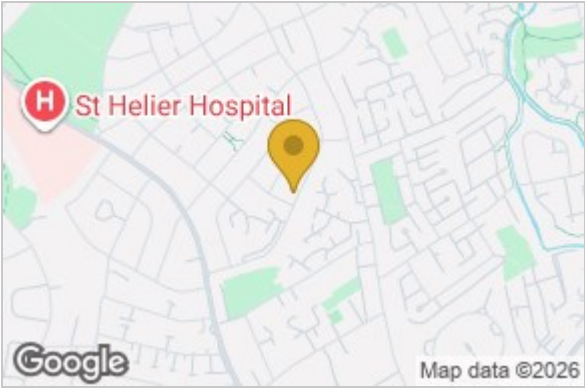
FIRST FLOOR

- Bedroom
16'2 x 10'0 (4.93m x 3.05m)
- Bedroom
11'4 x 10'5 (3.45m x 3.18m)
- Bathroom
5'6 x 5'1 (1.68m x 1.55m)

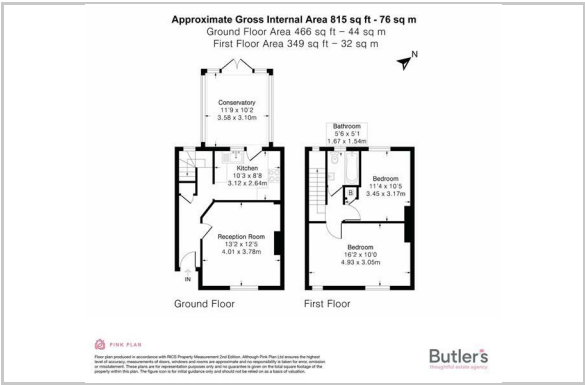
- OUTSIDE
- Driveway

Rear Garden

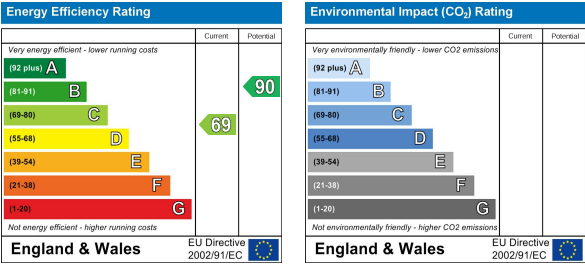
Area Map



Floor Plan



Energy Efficiency Graph



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