2 St. Andrews Road

, Carshalton, SM5 2DY

£2,295 Per month

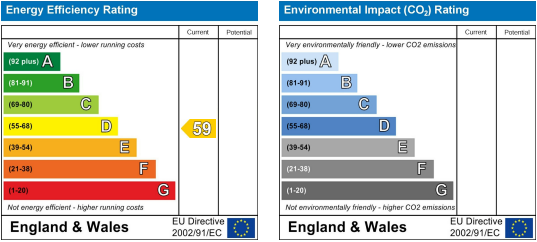3   1   1   D

Floor Plan

EXISTING GROUND FLOOR

EXISTING FIRST FLOOR
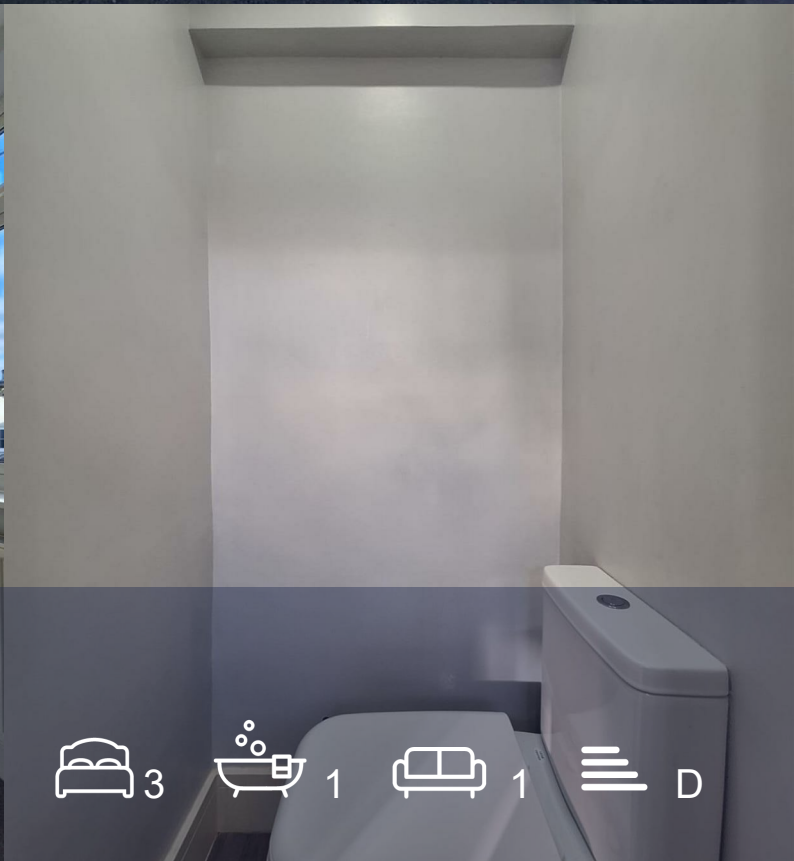
Area Map

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sunshine Estates Office
on 020 8066 5055 if you wish to arrange a viewing appointment
for this property or require further information.

Sunshine Estates is delighted to showcase this fully updated, spacious three bedroom house in Carshalton.

This home has a fully modernised kitchen with a separate large dining area, a fully tiled bathroom and WC, three well sized bedrooms and a lovely private garden.

Which is ideally situated in a quiet and well-regarded residential area with excellent transport links.

Carshalton Station is approximately a 4–6 minute drive, offering regular services to London Victoria and London Bridge, while Carshalton Beeches Station can be reached in around a 5–7 minute drive, providing additional fast commuter routes into Central London. Wallington Station is also nearby, approximately a 7–9 minute drive, making this an ideal location for professionals and families alike.

You will enjoy the close proximity to a range of green spaces and essential services. Carshalton Park, Grove Park, and The Wandle Trail are all just a short drive away, perfect for walks, leisure, and outdoor activities. Nearby healthcare facilities include St Helier Hospital, approximately a 10–12 minute drive, and Epsom General Hospital, around 15 minutes by car, offering comprehensive medical services.

Contact Sunshine Estates today to arrange a viewing and secure this excellent opportunity!

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