



FREEHOLD

House

**13 CRANFIELD
ROAD WEST,
CARSHALTON, SM5
4LU**

£475,000

FEATURES



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2 Bedroom House located in Carshalton

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Nestled on the charming Cranfield Road West in Carshalton, this delightful two-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 883 square feet, the property boasts a bright and airy lounge and dining room, creating an inviting space for relaxation and entertaining. Patio doors leading to the south-facing garden allows natural light to flood the area, enhancing the warm atmosphere of the home.

The modern fitted kitchen is designed with both style and functionality in mind, making it a joy for any home cook. It provides ample space for meal preparation and is equipped with contemporary appliances, ensuring that culinary tasks are both efficient and enjoyable.

The property also features a well-appointed three-piece bathroom suite, providing a serene space for unwinding after a long day. Each bedroom is generously sized, offering comfortable retreats for rest and relaxation. The property also offers a ground floor WC.

With its appealing layout and thoughtful design, this house is ideal for families, couples, or anyone seeking a peaceful yet vibrant community. The south-facing garden is a wonderful addition, perfect

Council Tax Band

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

