



17 Southdown Road, Carshalton, Surrey, SM5 4LT
Offers in Excess of £385,000

A three bedroom mid terraced property in need of some modernisation and redecoration providing potential for extension (STPP). The property is ideally located in a popular Cul de Sac location close to local schools, shops and transport links.



***Three Bedrooms *Two Reception Rooms
*Popular Location
*No Chain**

Enclosed Entrance Porch

Wooden Front Door to Leading to:

Entrance Hall

Front Reception Room - 11' 5" x 9' 4" (3.48m x 2.84m)

**Rear Reception Room - 14' 11" max x 9' 1" max
(4.54m x 2.77m)**

Kitchen - 11' 3" x 5' 5" (3.43m x 1.65m)

Bathroom

Stairs to First Floor Landing



Bedroom One - 14' 11" max x 11' 7" max (4.54m x 3.53m)

Bedroom Two - 11' 7" x 9' 0" (3.53m x 2.74m)

Bedroom Three - 8' 6" x 5' 8" (2.59m x 1.73m)

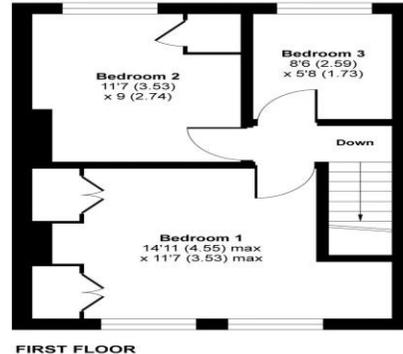
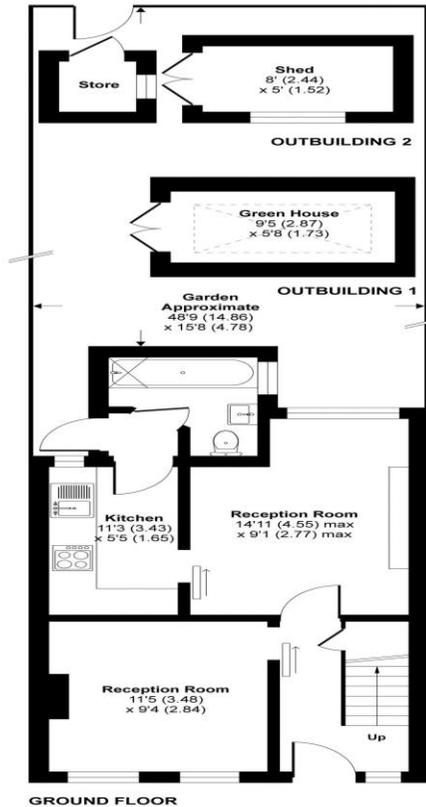
Outside

Rear garden extending to approx. 50ft, with green house, two sheds and rear access.



Southdown Road, Carshalton, SM5

Approximate Area = 774 sq ft / 72 sq m
 Outbuilding = 105 sq ft / 10 sq m
 Total = 879 sq ft / 82 sq m
 For identification only - Not to scale



OUTBUILDING 2

OUTBUILDING 1

Kitchen
11'3 (3.43)
x 9'5 (1.65)

Reception Room
14'11 (4.55) max
x 9'1 (2.77) max

Reception Room
11'5 (3.45)
x 9'4 (2.84)

Bedroom 2
11'7 (3.53)
x 9 (2.74)

Bedroom 3
8'6 (2.59)
x 5'8 (1.73)

Bedroom 1
14'11 (4.55) max
x 11'7 (3.53) max

Garden
Approximate
48'9 (14.86)
x 15'8 (4.78)

Shed
8' (2.44)
x 5' (1.52)

Store

Green House
9'5 (2.87)
x 5'8 (1.73)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 695201

Council Tax - D Local Authority: London Borough of Sutton Tenure - Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

