



14 Arlington Drive, Carshalton, Surrey, SM5 2EX
Guide Price £385,000

A very well presented and extended two bedroom terrace property with garage to rear, the property benefits from a superb open plan kitchen/diner and a modern upstairs bathroom. The property is situated in a convenient location close to local schools, shops and excellent transport links.



***Spacious Lounge**
***60ft West Facing Rear Garden**
***Driveway for Off Road Parking *NO CHAIN**

Enclosed Porch

Entrance Hall

Door to:

Reception Room - 13' 0" x 11' 0" (3.96m x 3.35m)

Front aspect, door to:

Kitchen/Diner - 15' 6" x 14' 1" (4.72m x 4.29m)

Rear aspect, doors to garden



First Floor Landing

Doors to:

Bedroom 1 - 10' 11" x 10' 8" (3.32m x 3.25m)

Front aspect

Bedroom 2 - 10' 7" x 9' 0" (3.22m x 2.74m)

Rear aspect

Family Bathroom

Rear aspect

Outside

West Facing Rear Garden - 60' 0" x 14' 8" (18.27m x 4.47m)

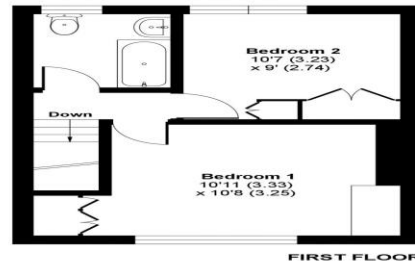
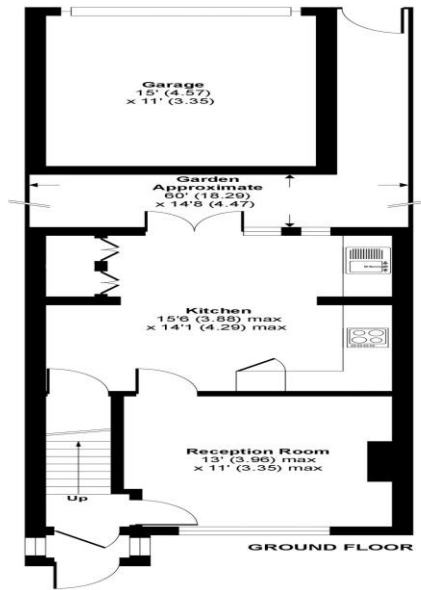
Garage to rear - 15' 0" x 11' 0" (4.57m x 3.35m)

Driveway to front for off road parking



Arlington Drive, Carshalton, SM5

Approximate Area = 748 sq ft / 69.4 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 913 sq ft / 84.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2021. Produced for Cromwells Estate Agents. REF: 706166

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



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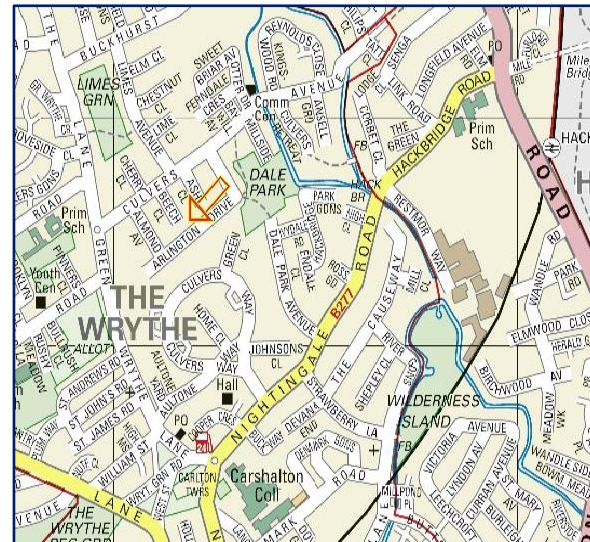


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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