



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

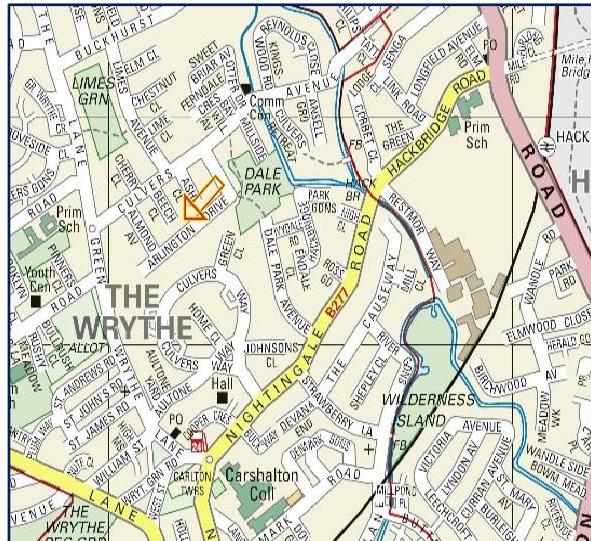
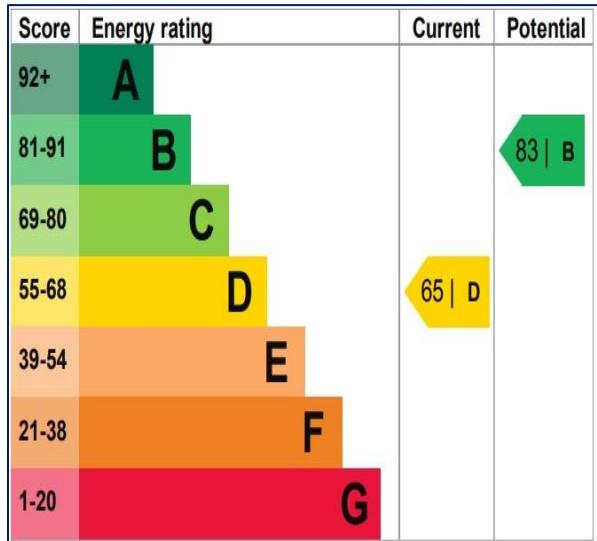
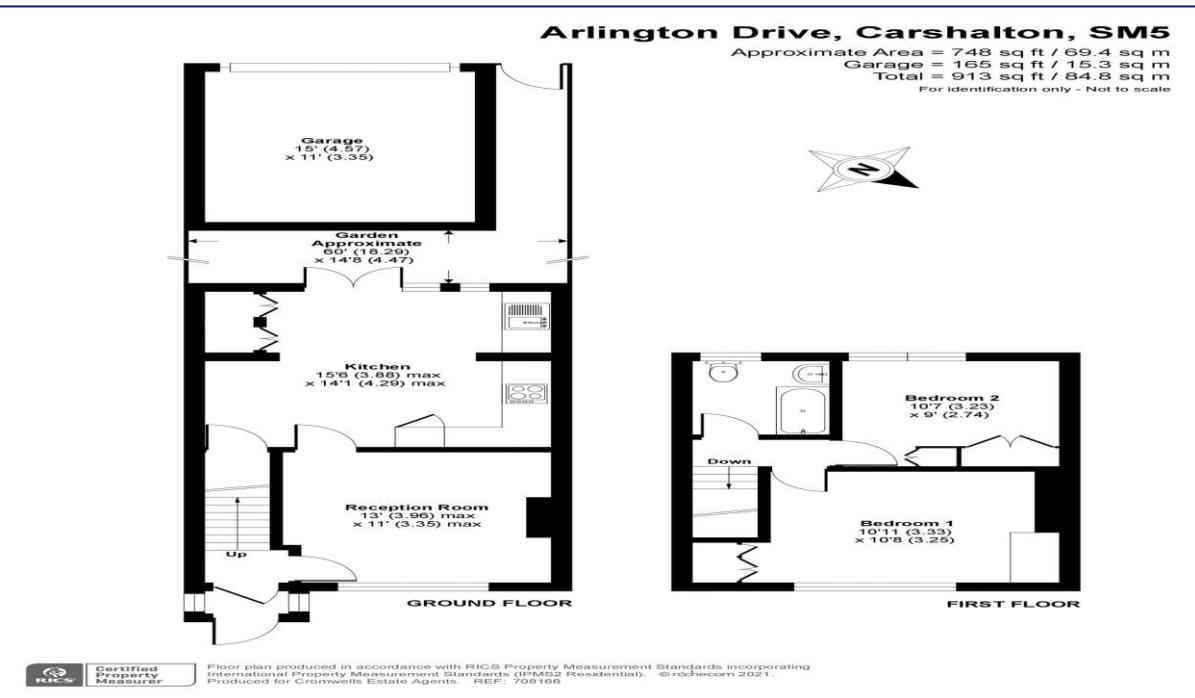
Outside

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





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



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