



**HUNTERS**<sup>®</sup>

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# Gordon Road, Carshalton

## Offers Over £285,000



Hunters are delighted to offer this impressive split-level maisonette. Spanning an expansive 846 square feet (not including cellar), this property is situated above and behind a shop, providing a sense of privacy while remaining conveniently close to local amenities.

The maisonette boasts two double bedrooms, ensuring ample space for rest and personalisation. There is a large living room along with a dining room which adds versatility.

One of the standout features of this property is its own outside space, providing an area for outdoor enjoyment, whether it be for gardening or simply unwinding in the fresh air. Furthermore, the maisonette includes both cellar and loft space, offering excellent storage solutions and the potential for further development, should you wish to expand.

This spacious maisonette is perfect for those seeking a comfortable and practical living space and is just yards from Carshalton Beeches station making it an excellent choice for commuters. With its flexible layout, it presents an excellent opportunity for both first-time buyers and those looking to downsize without compromising on space. Do not miss the chance to make this fantastic property your new home.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com

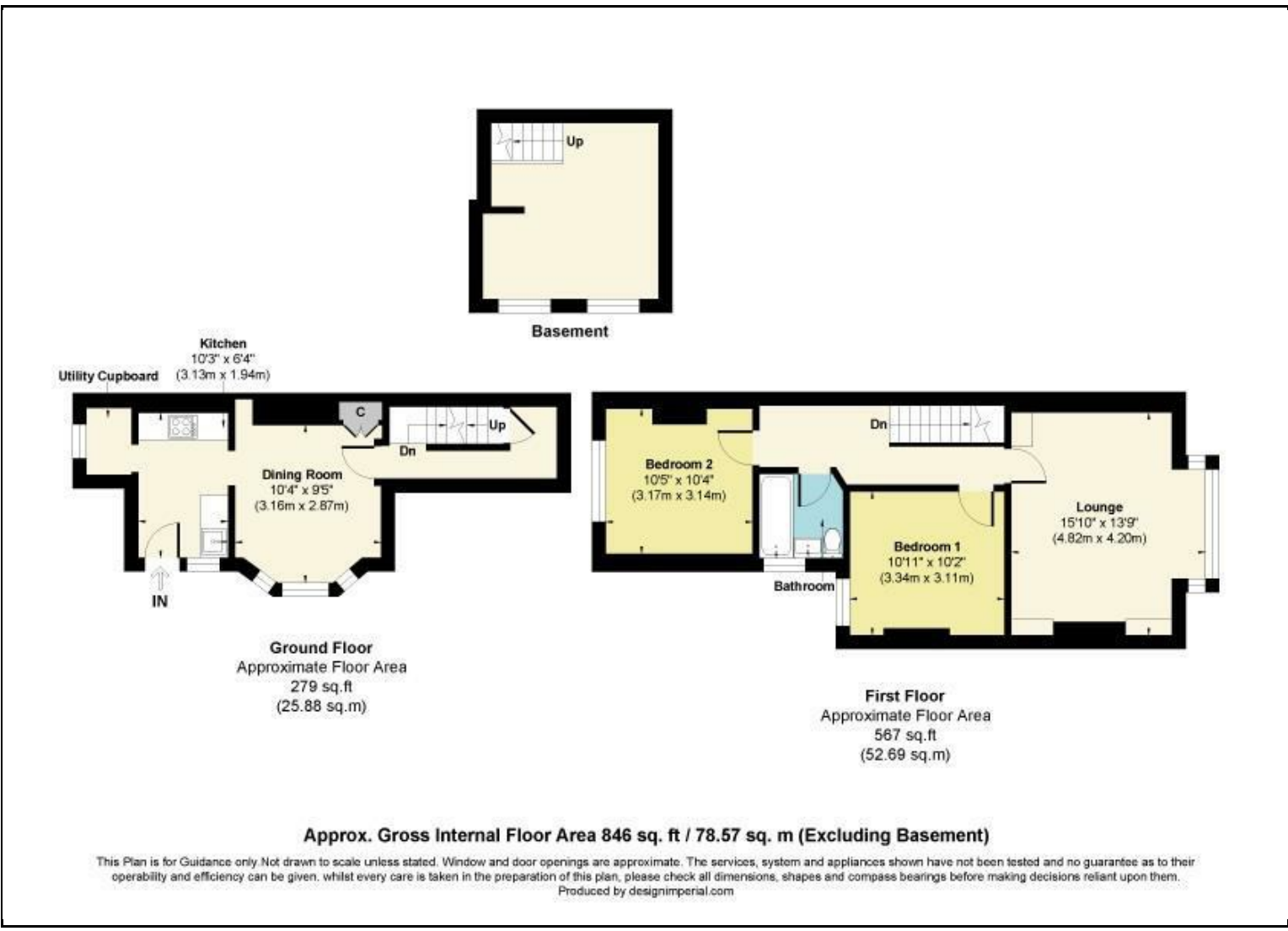


## KEY FEATURES

- SPLIT LEVEL MAISONETTE
  - OWN GARDEN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
  - CELLAR & LOFT
- FANTASTIC LOCATION FOR STATION, SHOPS & SCHOOLS







| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC                     | 69        | EU Directive 2002/91/EC   | 55        |
| <b>England &amp; Wales</b>                  |           | <b>England &amp; Wales</b>                                      |           |

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 carshalton@hunters.com | www.hunters.com



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