



HUNTERS[®]
HERE TO GET *you* THERE



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Millside, Carshalton, Surrey, SM5 2BQ

£300,000



Hunters are delighted to offer this spacious two bedroom, ground floor maisonette. Spanning an impressive 688 square feet, the property boasts a well-proportioned reception room, ideal for both relaxation and entertaining. The two spacious double bedrooms provide ample space for rest and personalisation, making it a perfect home for couples or small families.

The maisonette features a kitchen/breakfast room with direct access to the communal garden along with a bright bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the very long lease, providing peace of mind for future ownership. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

For those who commute, the property is conveniently located within walking distance of Hackbridge mainline station, offering excellent transport links to central London and beyond. Furthermore, the inclusion of a garage adds valuable parking or storage space.

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



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

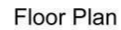


KEY FEATURES

- 970 YEAR LEASE
- GARAGE & PRAM SHED
- TWO DOUBLE BEDROOMS
- DIRECT ACCESS TO COMMUNAL GARDEN
- DOUBLE GLAZING
- BUILT IN WARDROBES
- ELECTRIC HEATING
- NO ONWARD CHAIN







Approx. Gross Internal Floor Area 688 sq. ft / 63.96 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	60	71	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	39	56
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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