



**HUNTERS**<sup>®</sup>  
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# St Andrews Road, Carshalton

Guide Price £425,000 - £450,000

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**NO ONWARD CHAIN** - Hunters are delighted to offer this fantastic turn-of-the-century, two bedroom semi-detached house, built circa 1903. With two welcoming reception rooms, this property provides ample space for both relaxation and entertaining. The open plan kitchen and dining room create a warm and inviting atmosphere, ideal for family gatherings or casual meals. The upstairs bathroom adds convenience, ensuring that daily routines are easily managed.

Situated on a popular residential side road, the property is conveniently located near Carshalton mainline station, providing excellent transport links for commuters. Additionally, a variety of bus routes and local shops are just a stone's throw away, enhancing the ease of daily living. Families will appreciate the proximity to many excellent schools, making this location particularly appealing for those with children.

With its charming features and prime location, this semi-detached house on St Andrews Road presents a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

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





## KEY FEATURES

- GUIDE PRICE £425,000 - £450,000
  - EXCLUSIVE TO HUNTERS
    - UPSTAIRS BATHROOM
  - REAR GARDEN WITH SIDE ACCESS
- GREAT LOCATION FOR COMMUTERS
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
  - NO ONWARD CHAIN





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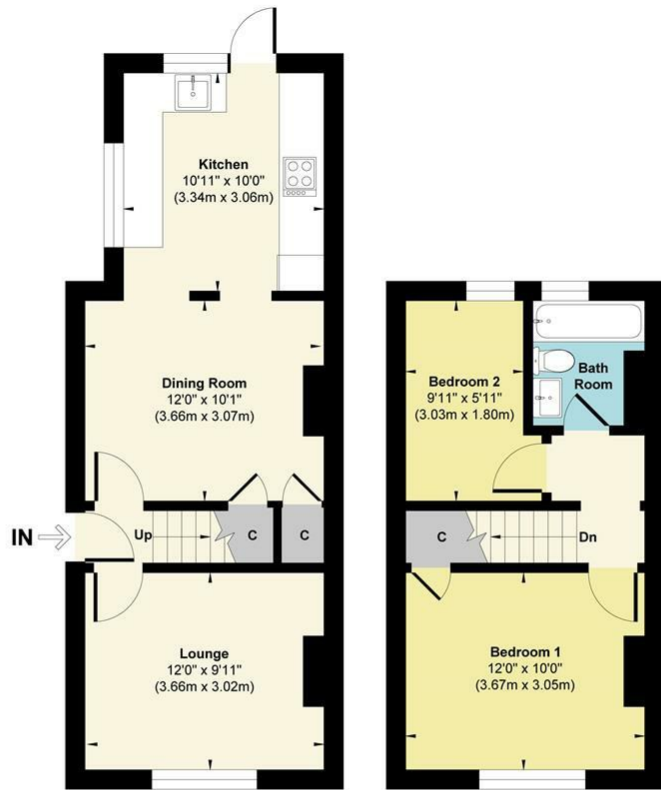
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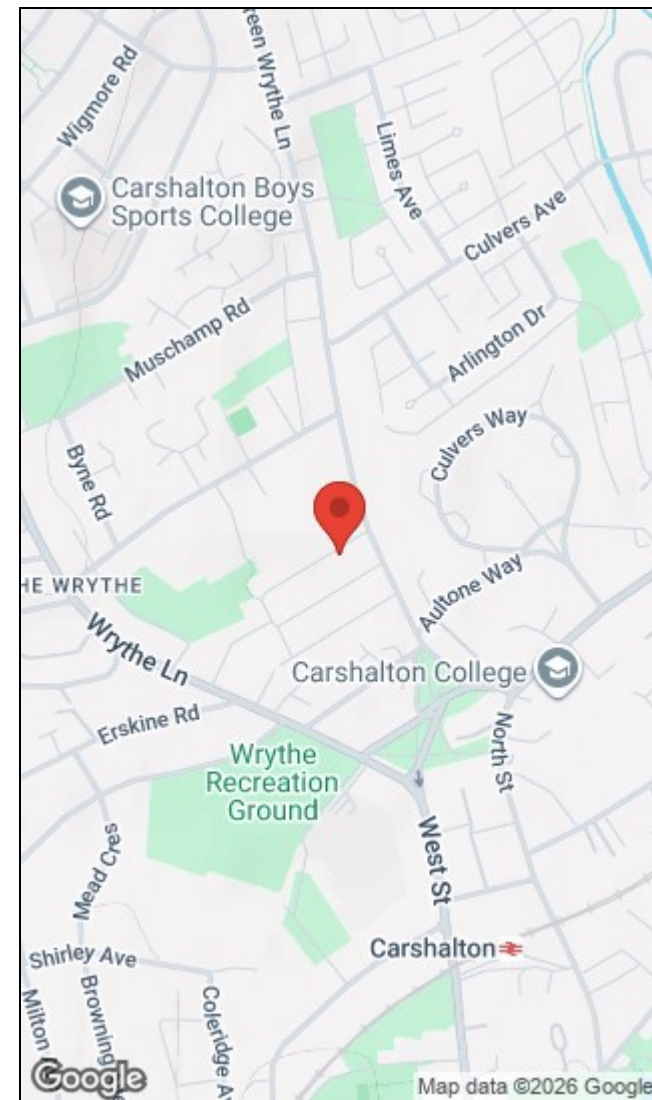


**Ground Floor**  
Approximate Floor Area  
399 sq.ft  
(37.03 sq.m)

**First Floor**  
Approximate Floor Area  
283 sq.ft  
(26.31 sq.m)

**Approx. Gross Internal Floor Area 682 sq. ft / 63.34 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.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>74</b>
	<b>56</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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