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HERE TO GET *you* THERE

# Hollymead, Carshalton

Guide Price Guide Price £475,000 - £500,000



GUIDE PRICE £475,000 - £500,000. Hunters are pleased to offer this spacious townhouse which is arranged over three levels. It benefits from three double bedrooms, making it an ideal home for families or those seeking extra space. The ground floor features a kitchen/breakfast room which leads to the garden, as well as a convenient downstairs cloakroom. Owners of similar properties have converted the garage into living space so this is a potential option, subject to the usual planning and building regulations.

Situated on a small, private road, this home is just a stone's throw away from Carshalton village and station, offering easy access to local amenities and transport links. The surrounding area is known for its picturesque ponds, parks and vibrant community, making it a wonderful place to live.

This townhouse would benefit from general updating and has been priced in accordance. Call now to book your viewing!

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

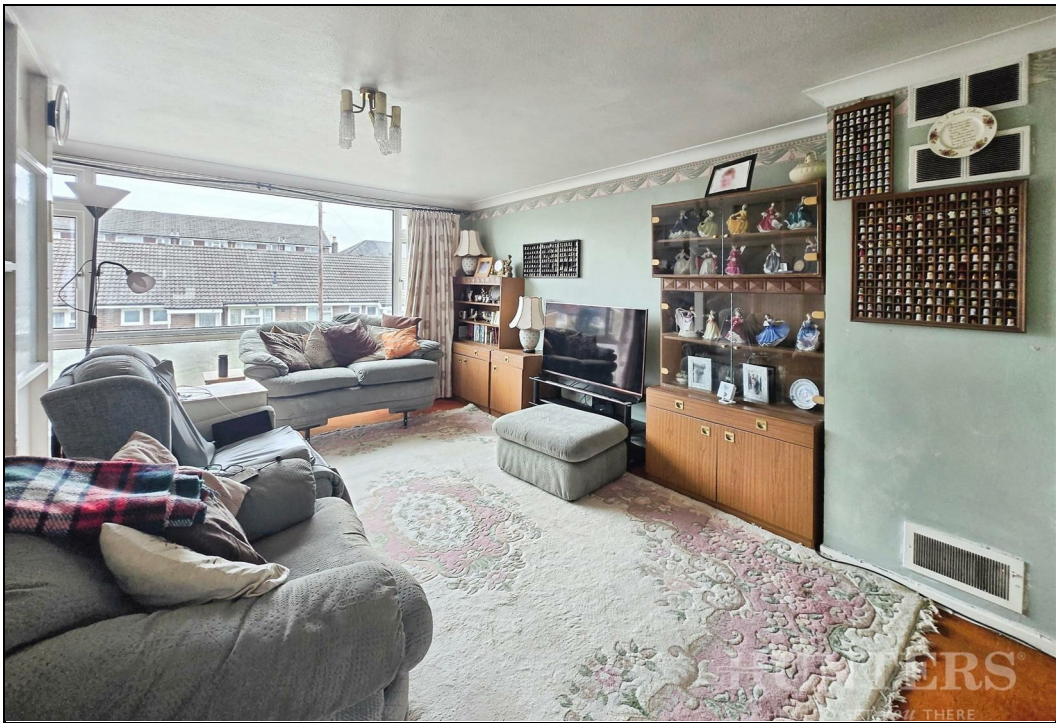


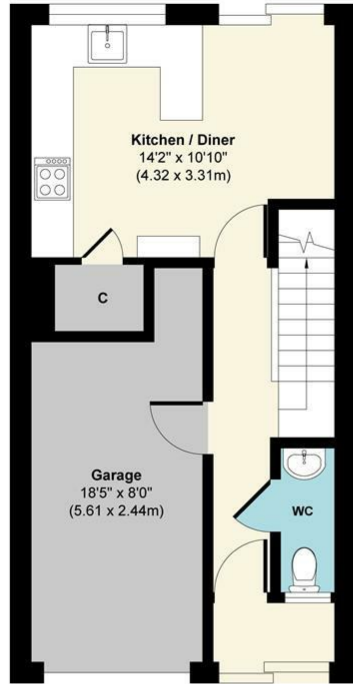


## KEY FEATURES

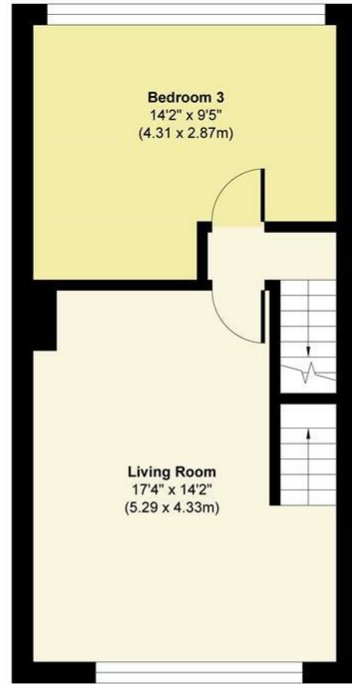
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
  - GARAGE & DRIVEWAY
- NEW BOILER FITTED NOVEMBER 2025
  - DOUBLE GLAZING
- GAS CENTRAL HEATING
  - PRIVATE ROAD
- EXCELLENT LOCATION



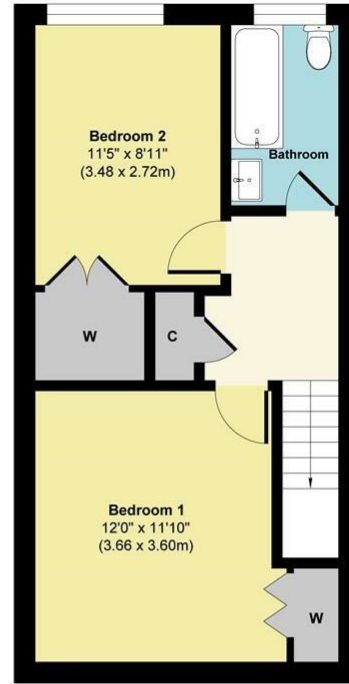




**Ground Floor**  
Approximate Floor Area  
422 sq.ft  
(39.18 sq.m)



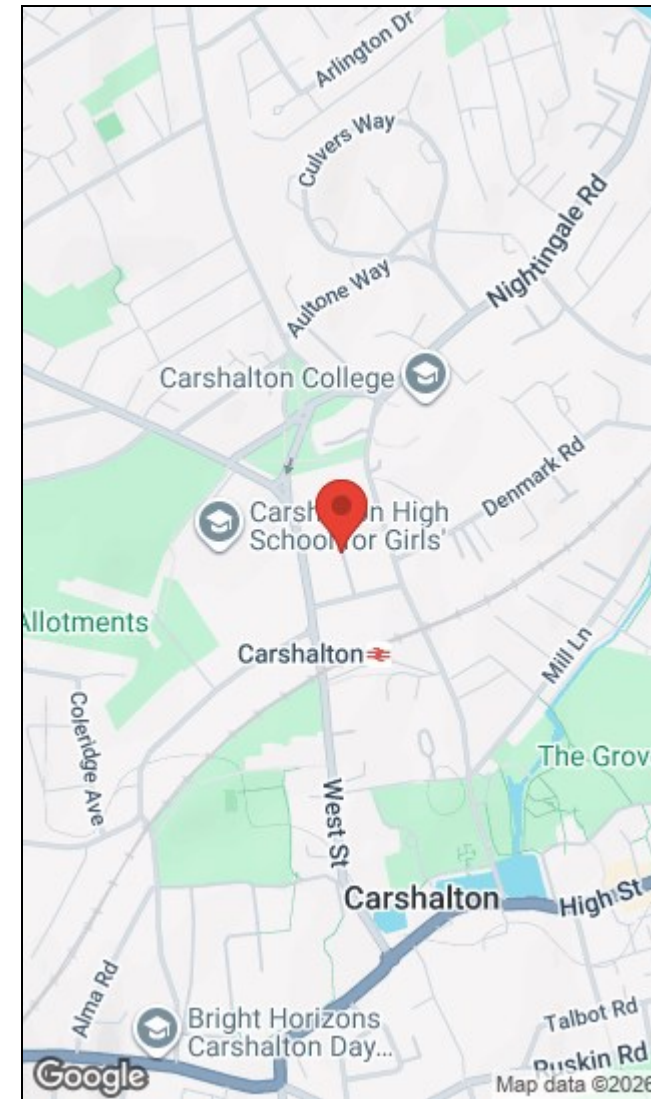
**First Floor**  
Approximate Floor Area  
422 sq.ft  
(39.18 sq.m)



**Second Floor**  
Approximate Floor Area  
422 sq.ft  
(39.18 sq.m)

**Approx. Gross Internal Floor Area 1266 sq. ft / 117.54 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	85		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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