



**HUNTERS®**  
HERE TO GET *you* THERE



# Sycamore Close, Carshalton

£360,000



Hunters are excited to offer this charming first floor apartment located in the highly sought-after gated development of Sycamore Close, Carshalton. This wonderful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

Situated close to the mainline station, commuting to London and other nearby areas is a breeze, while the charming Carshalton village is just a short stroll away, offering a variety of shops, cafes, and local amenities. The apartment also benefits from a garage along with residents' parking which is available on a first-come, first-served basis.

With no onward chain, this presents a fantastic opportunity for those looking to move in without delay. This property is sure to impress. Do not miss the chance to make this lovely apartment your new home.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | [www.hunters.com](http://www.hunters.com)



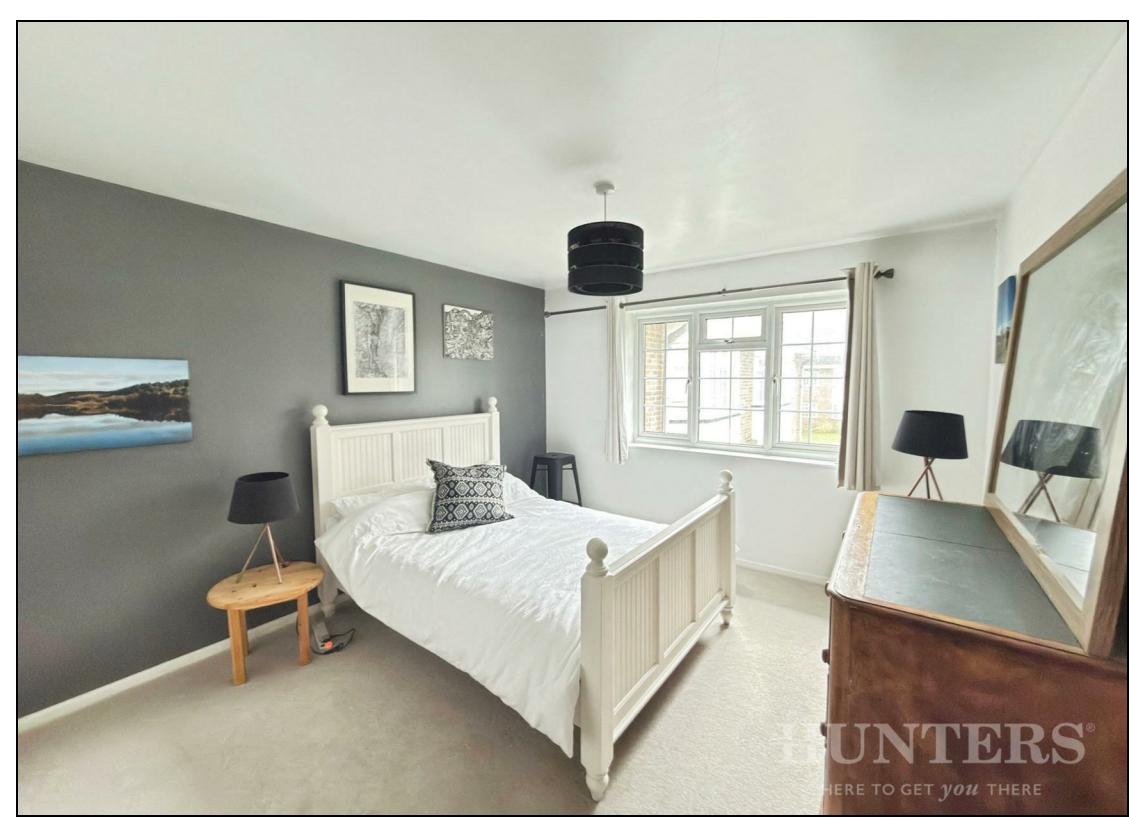
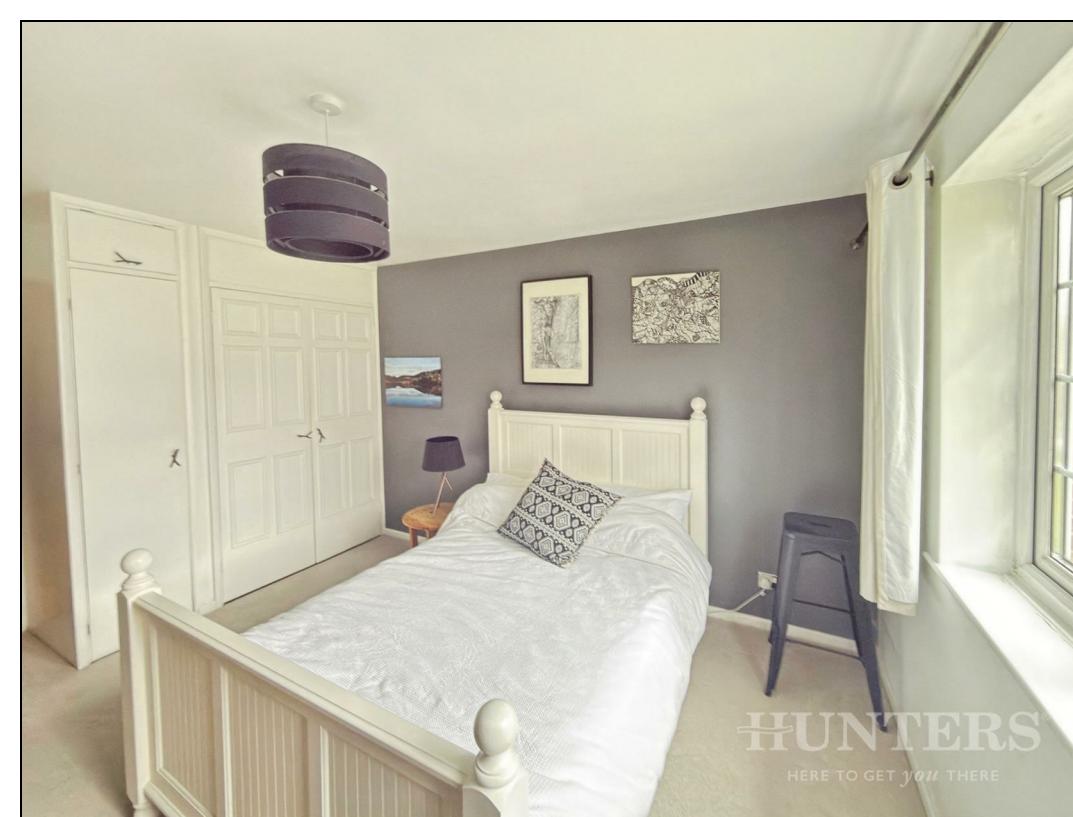
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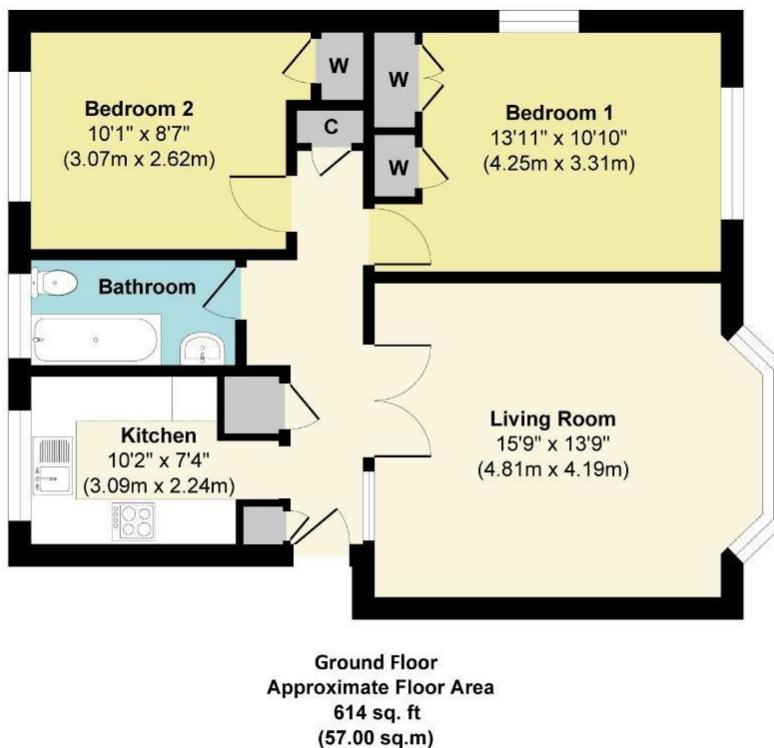


## KEY FEATURES

- SHARE OF FREEHOLD
- GARAGE
- TWO DOUBLE BEDROOMS
- ELECTRIC UNDERFLOOR HEATING
- GAS AVAILABLE IN THE BUILDING
- LOVELY COMMUNAL GARDENS
- GATED DEVELOPMENT
- NO ONWARD CHAIN







**Approx. Gross Internal Floor Area 614 sq. ft / 57.00 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.

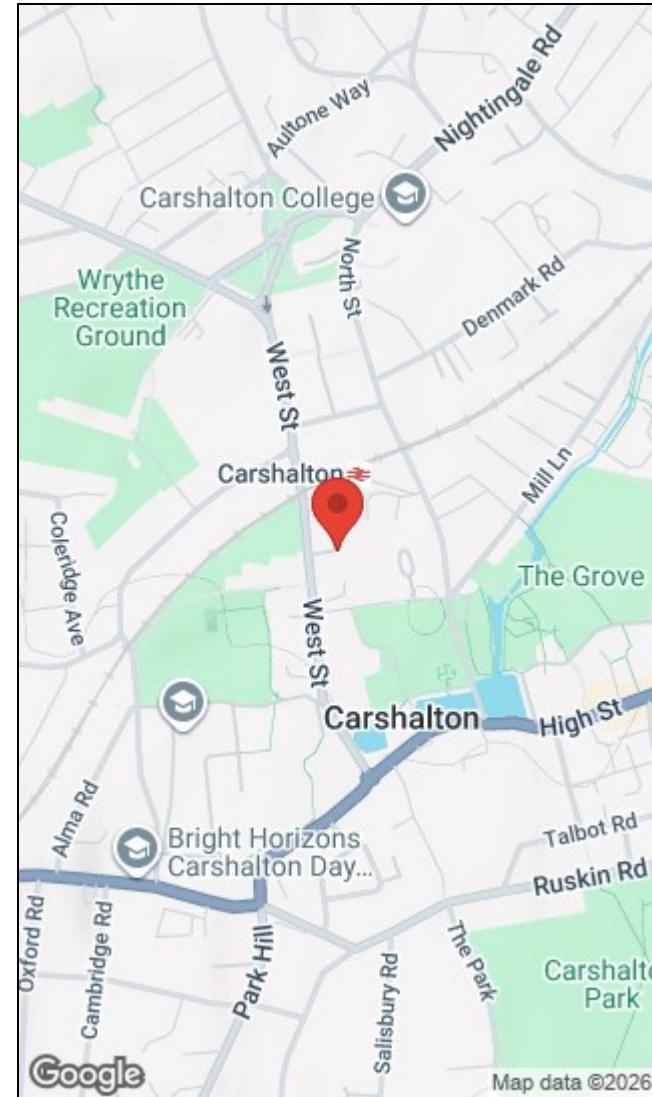
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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