



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Ruskin Road, Carshalton

£775,000



**PRICED FOR A QUICK SALE!** - This impressive detached house offers a perfect blend of space and modern living. With five bedrooms, including the bedroom in the annexe, this property is ideal for families or those seeking additional guest accommodation. The annexe could be let to a lodger for an additional income.

The house provides ample space for relaxation and entertaining. The recently fitted kitchen is a highlight, featuring contemporary design and functionality, making it a delightful space for culinary enthusiasts.

The property also benefits from a staircase leading to the loft, which presents an exciting opportunity for conversion, subject to planning permission, allowing you to tailor the space to your needs.

Outside, you will find a small, easy-to-maintain garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property offers parking for two vehicles, a valuable asset in this desirable area.

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

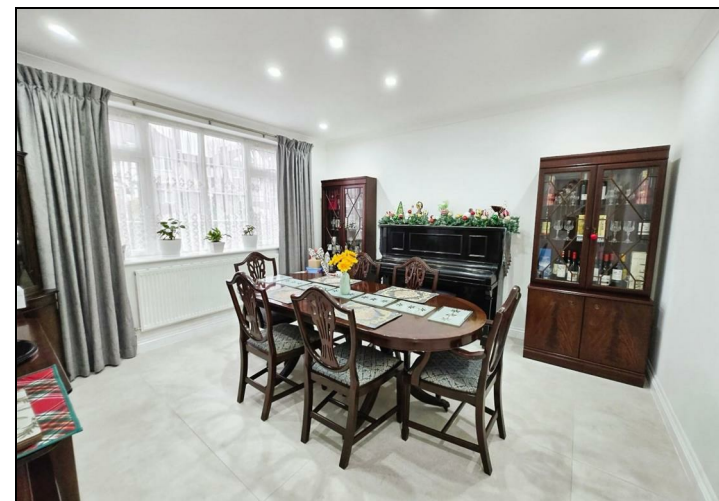


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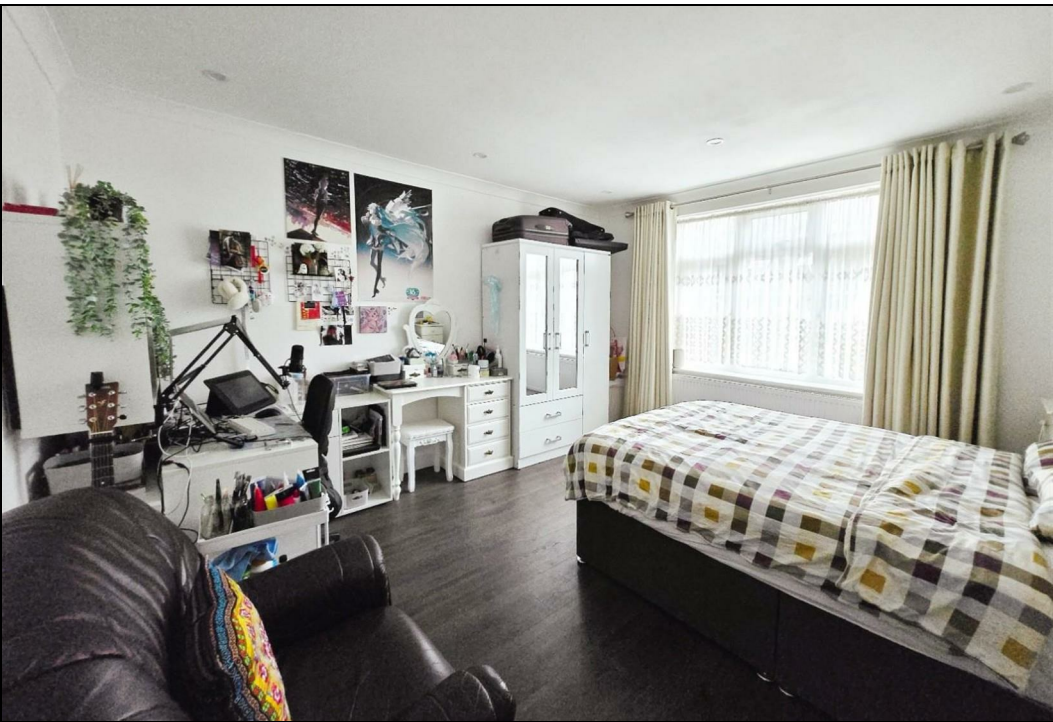
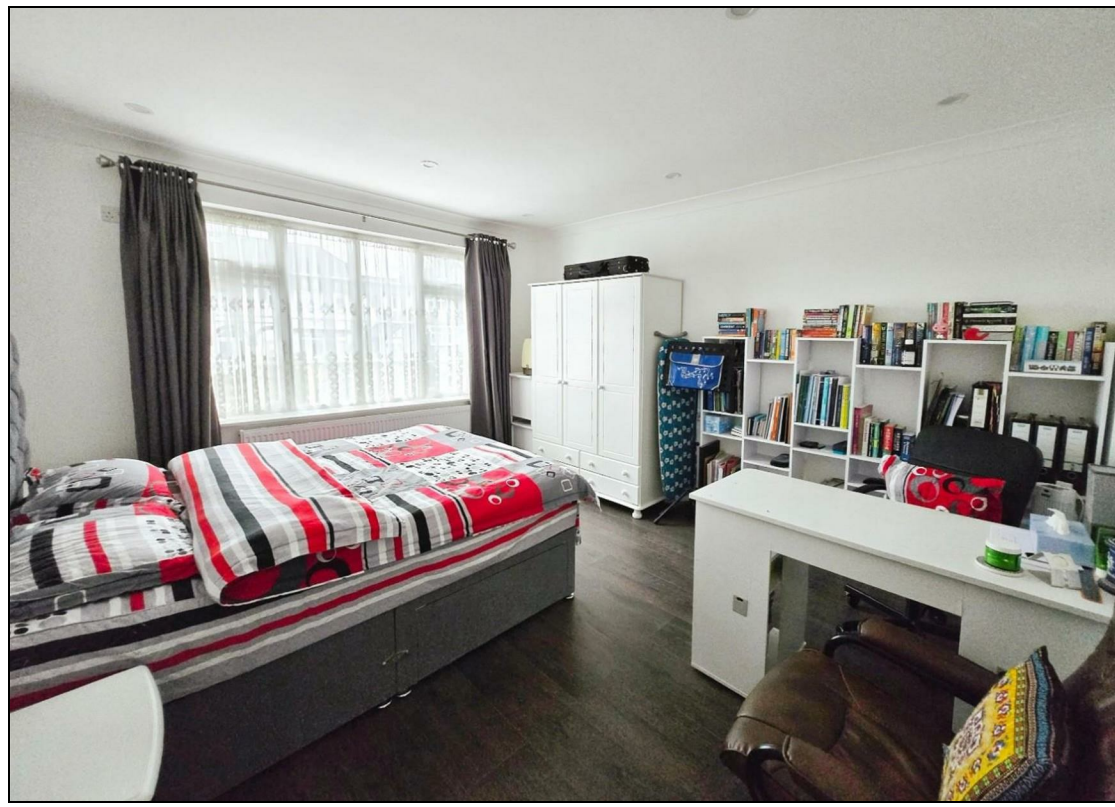


## KEY FEATURES

- FIVE BEDROOMS (including annexe)
- SELF-CONTAINED 1 BEDROOM ANNEXE
  - RECENTLY FITTED KITCHEN
    - DOUBLE GLAZING
    - GAS CENTRAL HEATING
- THREE BATHROOMS (including annexe)
- EXCELLENT VILLAGE LOCATION

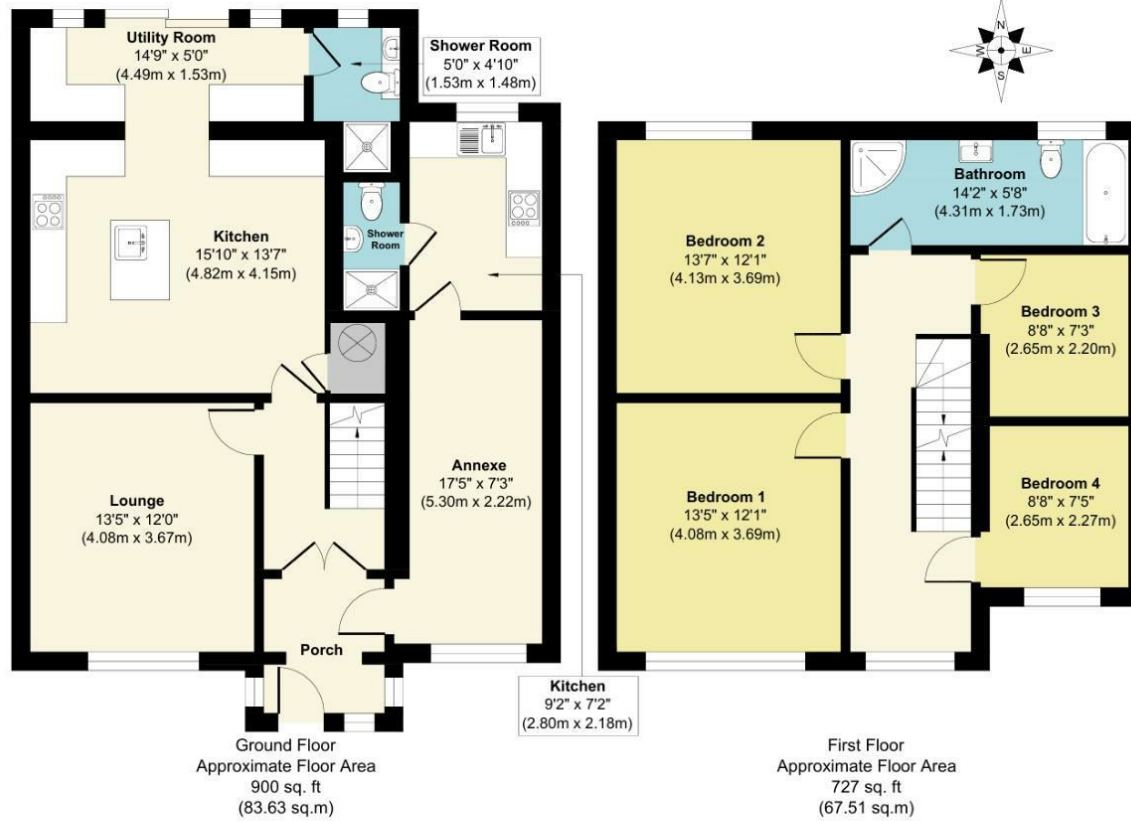








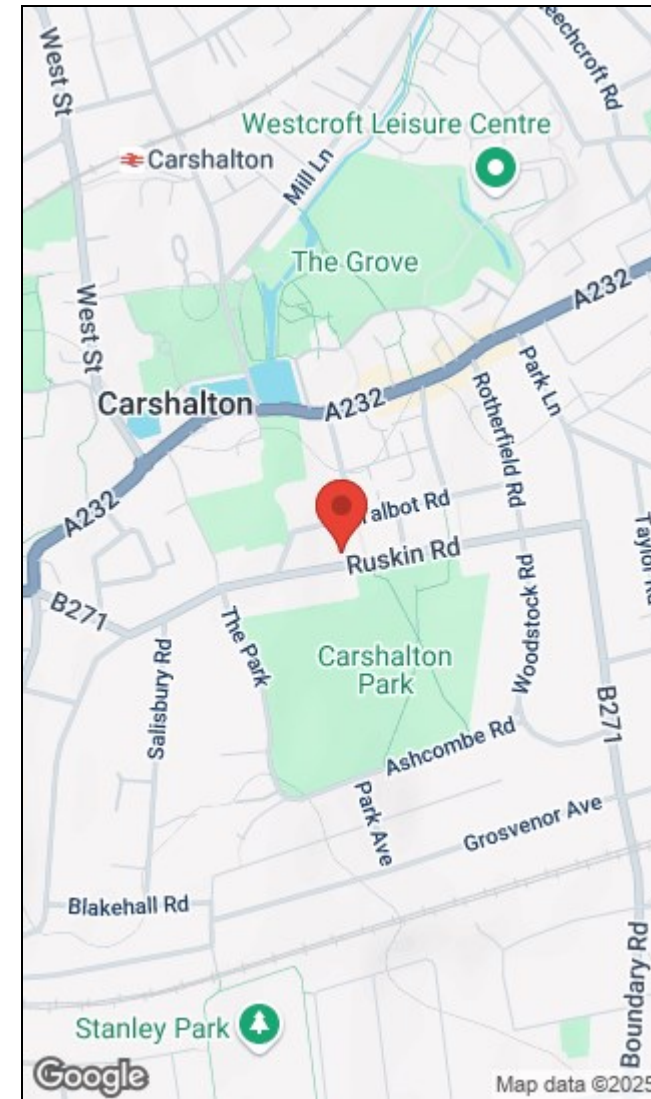
## Ruskin Road, SM5



**Approx. Gross Internal Floor Area 1627 sq. ft / 151.14 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	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	
	<b>71</b>		
	<b>84</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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