



ROBERT ST

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# Woburn Road, Carshalton

£450,000

**HUNTERS**<sup>®</sup>  
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Hunters are pleased to offer this fantastic mid-terrace house on the popular St Helier Estate. This property is one of the rarer styles and benefits from an entrance hall and two shower rooms, one of which was re-fitted in 2019 and the other in 2023. It has a ground floor rear extension, so now offers 2 reception rooms. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space.

For those with vehicles, the property offers a driveway with parking for two cars, a valuable asset in this location. Additionally, a storage building in the garden provides practical space for tools, bikes, or outdoor equipment, helping to keep the home organised and clutter-free. In addition, there is a boarded loft with drop down ladder for further storage.

One of the standout features of this property is that it comes with no onward chain, allowing for a swift and hassle-free move. With its ideal combination of space and convenience, this house on Woburn Road is a must-see for anyone looking to settle in Carshalton.

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## KEY FEATURES

- THREE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- PARKING FOR 2 CARS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- STORAGE OUTBUILDING
- NO ONWARD CHAIN







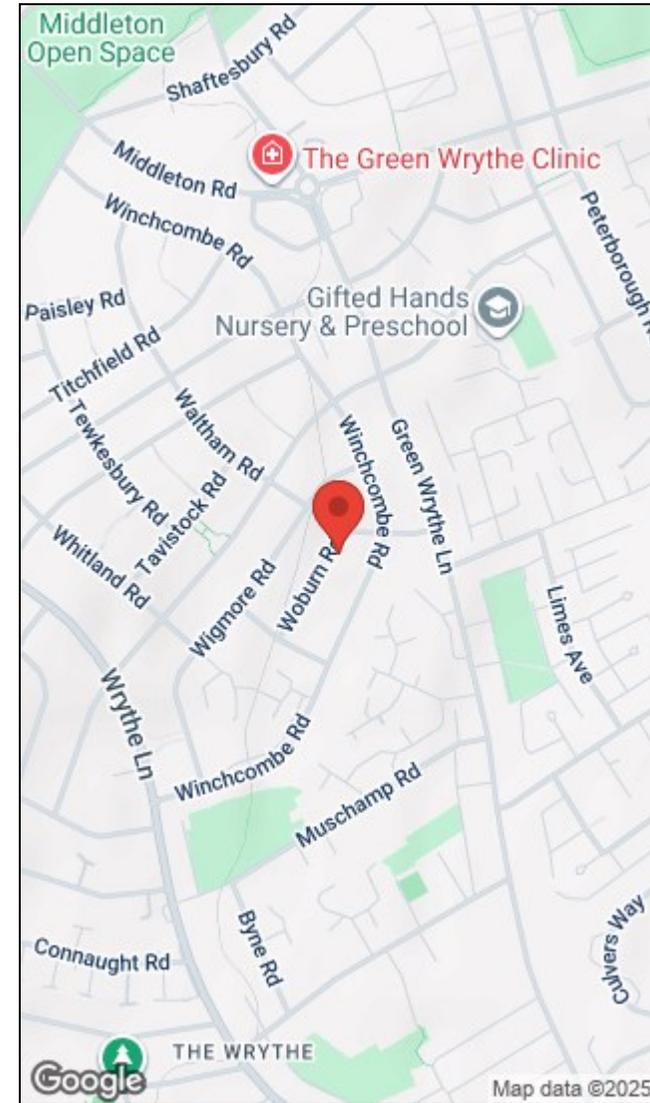
Ground Floor  
Approximate Floor Area  
482 sq. ft  
(44.81 sq.m)

First Floor  
Approximate Floor Area  
324 sq. ft  
(30.08 sq.m)

**Approx. Gross Internal Floor Area 806 sq. ft / 74.89 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](http://designimperial.com)



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			
<p>57</p>		<p>75</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p>		<p>England &amp; Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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