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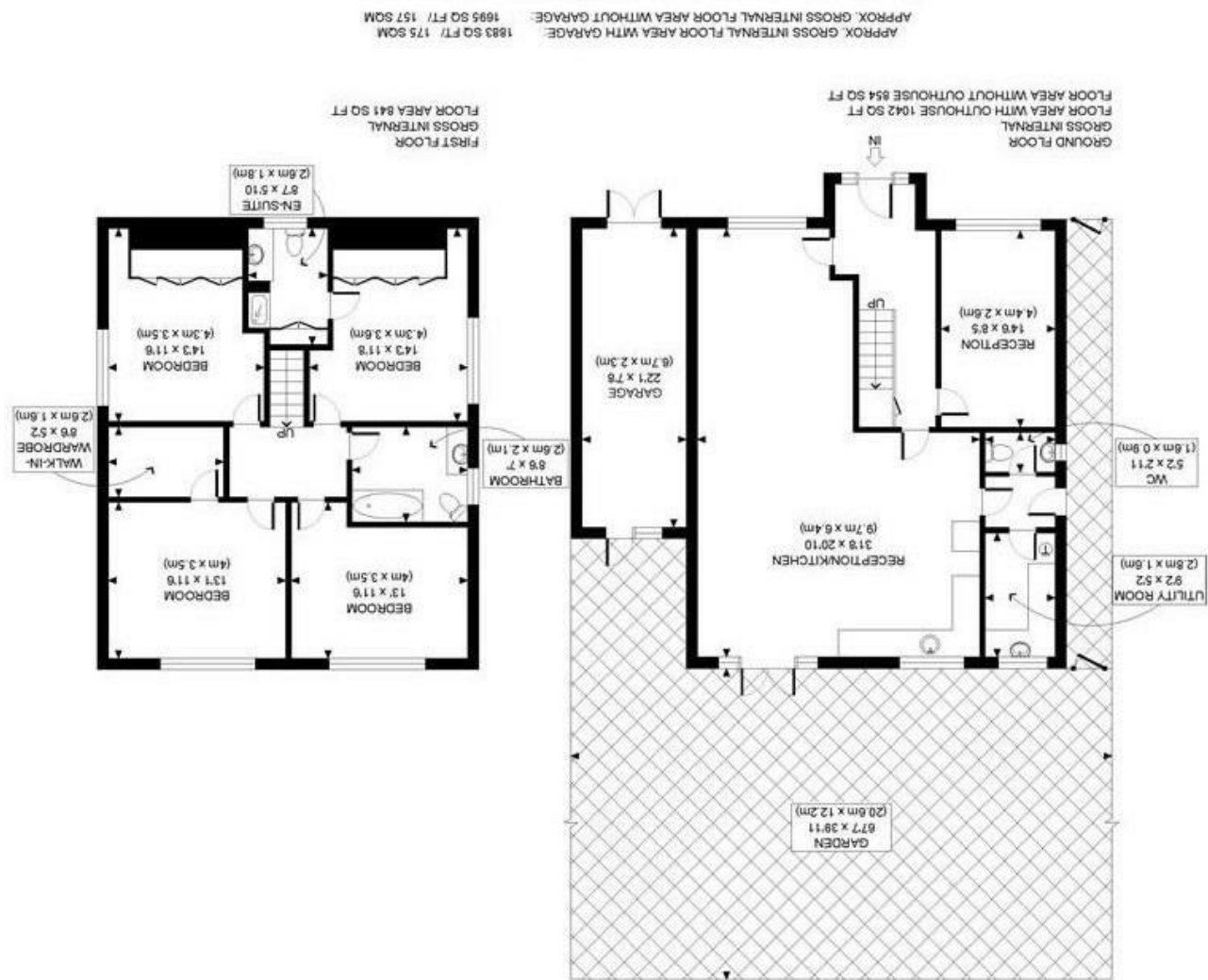
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RICS

The Property Ombudsman

CHRISTIES

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



CHRISTIES



SITUATED ON THE POPULAR POETS ESTATE, WE WELCOME YOU TO VIEW THIS FANTASTIC 4 DOUBLE BEDROOM DETACHED FAMILY HOME IDEALLY LOCATED FOR BOTH CARSHALTON VILLAGE AND SUTTON TOWN CENTRE GIVING ACCESS TO A HOST OF AMENITIES INCLUDING CARSHALTON RAIL STATION OFFERING BOTH SOUTHERN & THAMESLINK SERVICES AS WELL AS EXCELLENT SCHOOLS, LOCAL SHOPS, RESTAURANTS AND LEISURE FACILITIES.

THE PROPERTY BENEFITS FROM A GORGEOUS OPEN PLAN LOUNGE/KITCHEN AND DINING AREA WITH FRENCH DOORS OUT TO THE REAR PATIO AND GARDEN AREA. THERE IS A UTILITY ROOM PLUS DOWNSTAIRS CLOAKROOM AND AN ADDITIONAL RECEPTION ROOM, PERFECT FOR QUIET ADULT TIME OR WOULD MAKE A GREAT GAMES ROOM/GUEST BEDROOM.

UPSTAIRS YOU ARE PRESENTED WITH FOUR DOUBLE BEDROOMS WITH THE MASTER INCLUDING EN-SUITE SHOWER ROOM PLUS A LUXURY FAMILY BATHROOM CAN ALSO BE FOUND OFF THE LANDING.

THE CARRIAGE DRIVEWAY OFFERS PARKING FOR THREE CARS PLUS THERE IS A GARAGE FOR THOSE CLASSIC CARS.

CALL CHRISTIES TODAY ON 020 8661 5187 FOR MORE INFORMATION.

- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- COUNCIL TAX BAND F

