



28 Telegraph Track, Carshalton, SM5 4AZ

Hamptons
THE HOME EXPERTS

THE PARTICULARS

Telegraph Track, Carshalton, SM5

Guide Price £625,000

Tenure: Freehold

-  Bedrooms: 2
-  Bathrooms: 1
-  Receptions: 2

Features

Launch Days Wednesday 17th and Saturday 20th, 2 Bedrooms, Sitting Room, Dining Room Kitchen, Bathroom, Utility Area,, Garage, Front and Rear Garden, Parking, Semi-Rural Location

Council Tax

Council Tax Band E

Hamptons

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A semi-detached 2 bedroom house on the Little Woodcote Estate

The Property

This semi-detached house is surrounded by fields and farms in a semi-rural location in Carshalton's Little Woodcote Estate, yet offers easy access to London via nearby Wallington station. Measuring over 1200sq feet including the garage, it has a sitting room, dining room and a separate kitchen two good-sized bedrooms and a spacious bathroom with a bath and shower on the upper floor, superb front and rear gardens and plenty of parking. Whilst the house would benefit from some cosmetic uplift, it would make an ideal home or pied-a-terre for anyone wanting some peace and tranquility.

Location

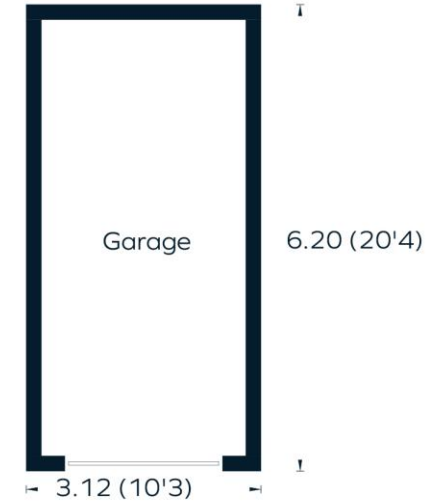
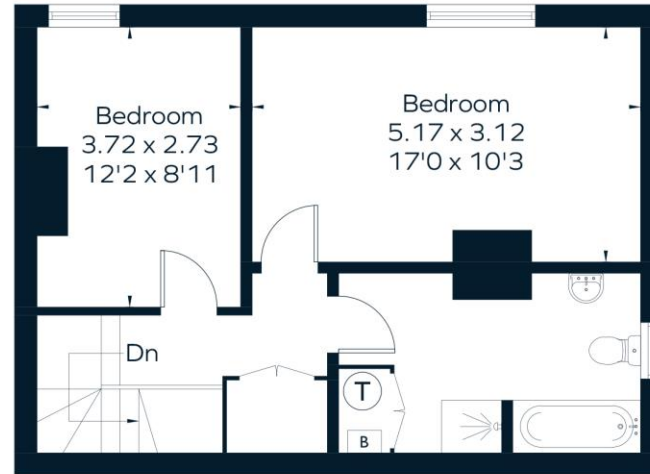
Telegraph Track runs north from Woodmansterne Lane and joins Boundary Road in Carshalton, in which there's a wide range of shops, restaurants and schooling, as well as Wallington and its train station which offers direct services into both London Bridge (26 minutes) and Victoria (42 minutes).



Approximate Floor Area = 96.9 sq m / 1043 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 112.7 sq m / 1213 sq ft



Page 75



(Not Shown In Actual
Location / Orientation)

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

