



{ 38 Telegraph Track, Carshalton, SM5 4AZ

Hamptons
THE HOME EXPERTS

THE PARTICULARS

Telegraph Track, Carshalton, SM5

£600,000

Tenure: Freehold

 Bedrooms: 3

 Bathrooms: 1

 Receptions: 2

Features

Launch Days Wednesday 17th and Saturday 20th, 3 Bedrooms, Sitting Room, Dining Room Kitchen, Bathroom, Porch, Utility Area, Front and Rear Garden, Parking, Semi-Rural Location

Council Tax

Council Tax Band

Hamptons

145, High Street

Epsom

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A semi-detached 3 bedroom house on the Little Woodcote Estate

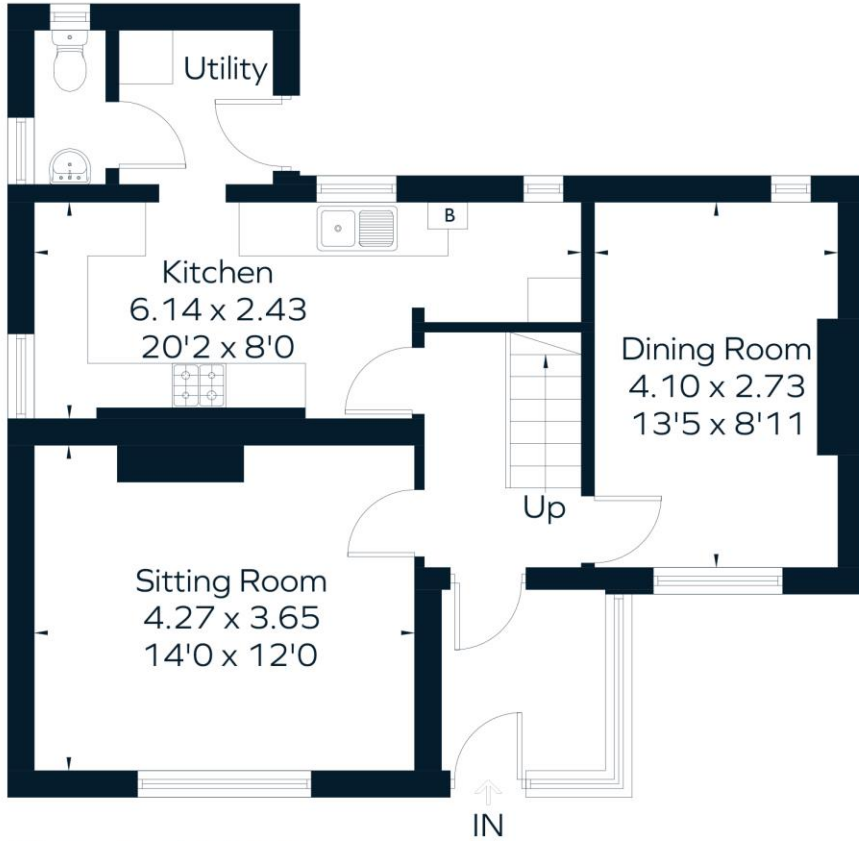
The Property

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 1100sq feet, it has a sitting room, dining room and a smart kitchen, three bedrooms and a contemporary bathroom on the upper floor, a lawned front garden and a partly paved and part shingle rear garden, and plenty of parking. The house is light and airy and it would make an ideal home or pied-a-terre for anyone wanting some peace and tranquility.

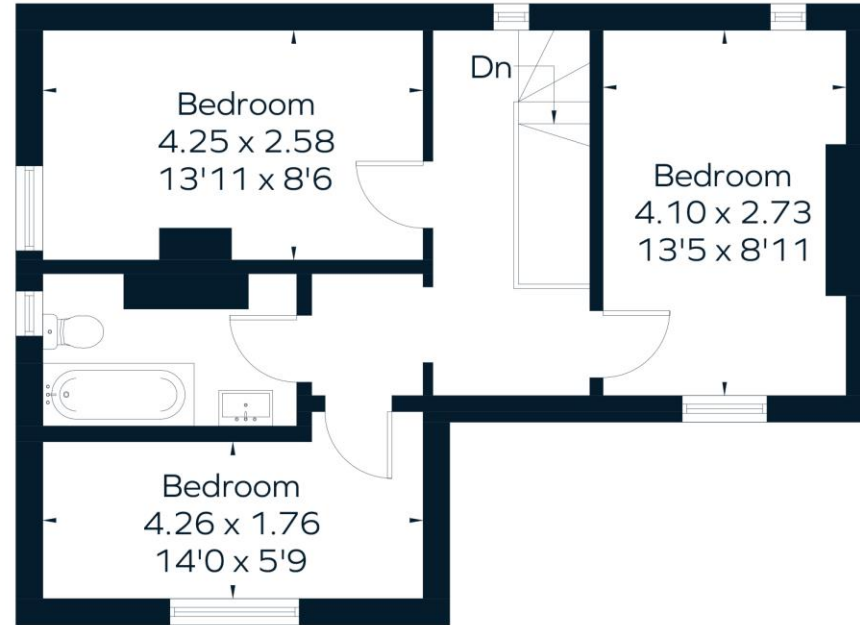
Location

The house is near the junction of Oak Track and Telegraph Track which 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).





Ground Floor



First Floor

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.



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