



**Offers In
Excess Of
£400,000
Freehold**

3x  1x  1x 

**Welbeck Road,
Carshalton, Surrey, SM5**

cubitt & west
Helping you move forwards



Main features

- Ideal location in a popular residential area
- Private rear garden and driveway
- Close to excellent schools and transport links
- Downstairs cloakroom
- Perfect for all buyers and ready to put your own stamp on

Accommodation

GROUND FLOOR

Entrance Hall: 4'1 x 4'0 (1.25m x 1.22m)

Lounge: 15'9 x 11'0 (4.80m x 3.36m)

Kitchen: 9'5 x 9'5 (2.87m x 2.87m)

Cloakroom: 4'8 x 2'3 (1.42m x 0.69m)

FIRST FLOOR

Landing

Bedroom 1: 13'2 x 9'8 (4.02m x 2.95m)

Bedroom 2: 11'4 x 8'4 (3.46m x 2.54m)

Bedroom 3: 7'7 x 7'6 (2.31m x 2.29m)

Bathroom: 5'5 x 4'8 (1.65m x 1.42m)

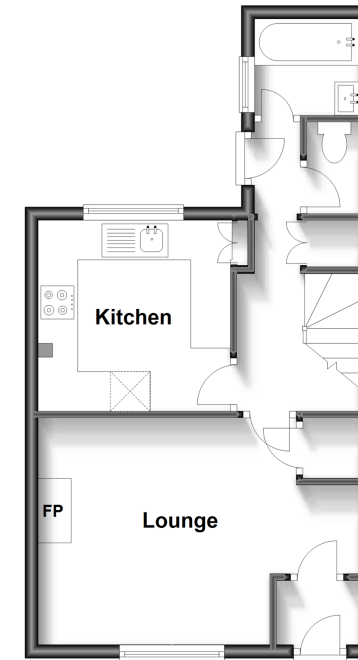
OUTSIDE

Driveway

Rear Garden

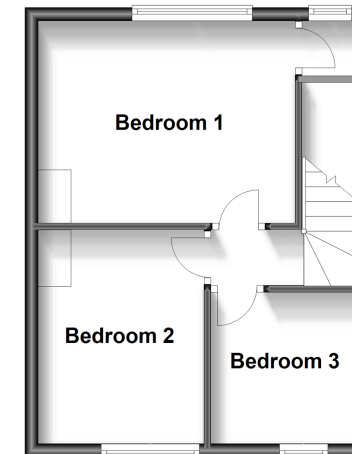
Ground Floor

Approx. 35.7 sq. metres (384.8 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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