

Ivydale Road, Carshalton, SM5  
**Offers in excess of: £565,000**

*Freehold*

*Council Tax Band: D / EPC Rating: D*







**Ivydale Road, Carshalton**

**Offers in excess of: £565,000**

This extended three bedroom end of terrace has been completely refurbished including new electrics, plumbing, kitchen, bathroom, flooring and carpeting. Located on a quiet residential no through road, the property offers spacious family accommodation which includes an open plan lounge and dining room, kitchen and breakfast room, utility area, two double bedrooms, a further single bedroom and a fully tiled family bathroom. Outside is a blocked paved front garden and to the rear, a sunny private garden with enclosed lawn area, further back lawn and access to the garage. It is ideally located for transport links, including Hackbridge train station (Zone 4) providing direct links to central London. The property also offers fantastic access to recreational amenities with the rear garden directly bordering Dale Park, and is within easy reach of the local shops and a number of well-regarded schools. No Onward Chain.



**Enclosed Porch**

Double glazed windows to front aspect, part glazed front door.

**Entrance Hall**

Double glazed door with sidelight, under stairs storage cupboard housing meters and electrical consumer unit, wooden floor.

**Lounge/Dining Room****Lounge Area**

13'2" x 11'2" (4.01m x 3.4m)

Double glazed window to front aspect, wood flooring.  
Open to:

**Dining Area**

12'2" x 10'6" (3.7m x 3.2m)

Wood flooring. Open to:

**Kitchen/Breakfast**

18'8" x 8'7" (5.7m x 2.62m)

Double glazed window and doors to the garden, range of wall and base units with contrasting worktops and splash back, stainless steel sink and drainer, integrated oven and four ring gas hob with extractor hood, wood flooring. Open to:





### **Utility Area**

8'11" x 6'6" (2.72m x 1.98m)

Space for appliances, wood flooring.

### **First Floor Landing**

Double glazed window to side aspect, loft access, carpeted.

### **Bedroom One**

13'2" x 11'2" (4.01m x 3.4m)

Double glazed window to front aspect, carpeted.

### **Bedroom Two**

12'2" x 10'2" (3.7m x 3.1m)

Double glazed window to rear aspect, built-in storage cupboard, carpeted.







### **Bathroom**

6'11" x 6' (2.1m x 1.83m)

Double glazed frosted window to rear aspect, fully tiled, panel enclosed bath, pedestal hand basin, WC, heated towel rail.

### **Bedroom Three**

7' x 6'11" (2.13m x 2.1m)

Double glazed window to front aspect, carpeted.





## Outside

### Front Garden

Brick wall to front, fencing to the side, block paved garden with flower and shrub borders.

### Rear Garden

88'7" x 23'7" (27m x 7.2m)

Slightly terraced, paved patio area, enclosed lawn with flower and shrub borders, pathway leading to back lawn large patio area with steps down, pathway leading to back lawn, garage to rear, gated side access, external light and tap.

### Garage

Up and over door, power points and lighting.

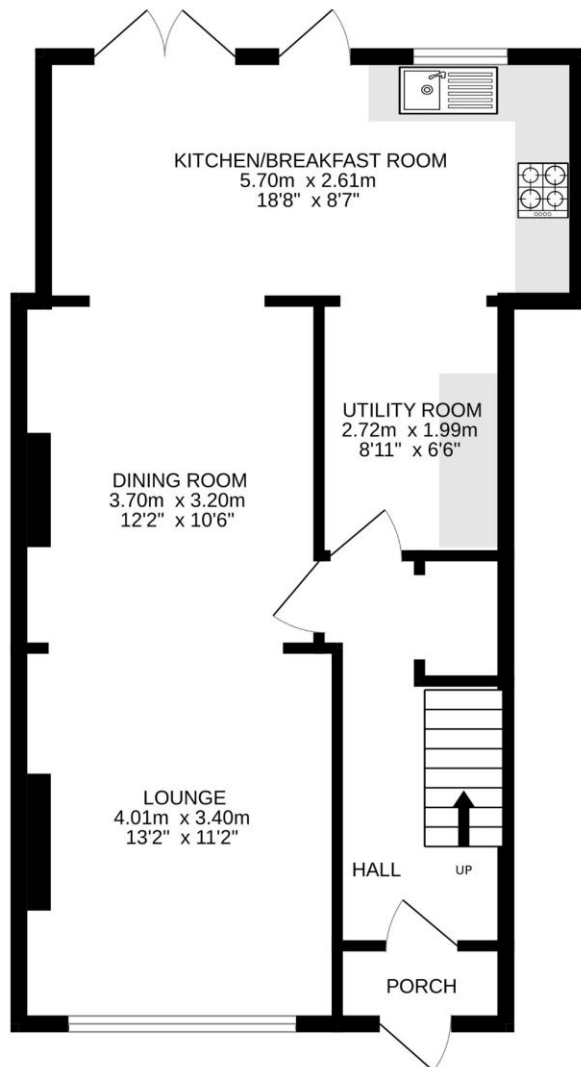
### Additional Information

Council Tax Band: D

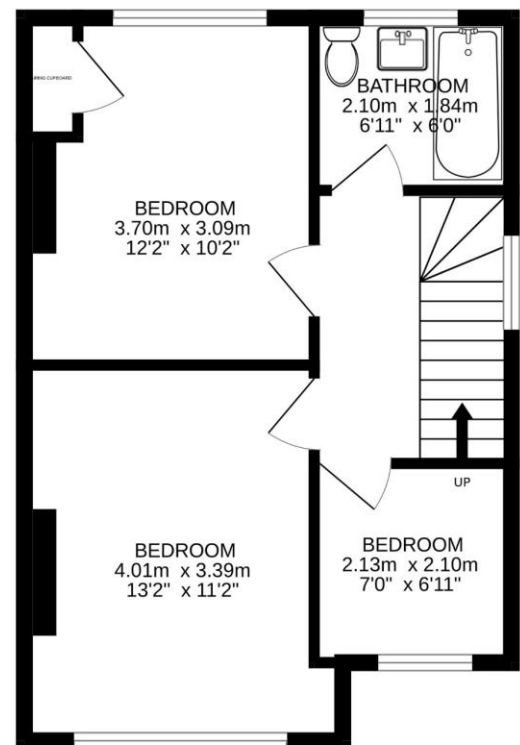
EPC Rating: D

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

## Your View...



Ground floor  
54.2 sq.m. (584 sq.ft.) approx.

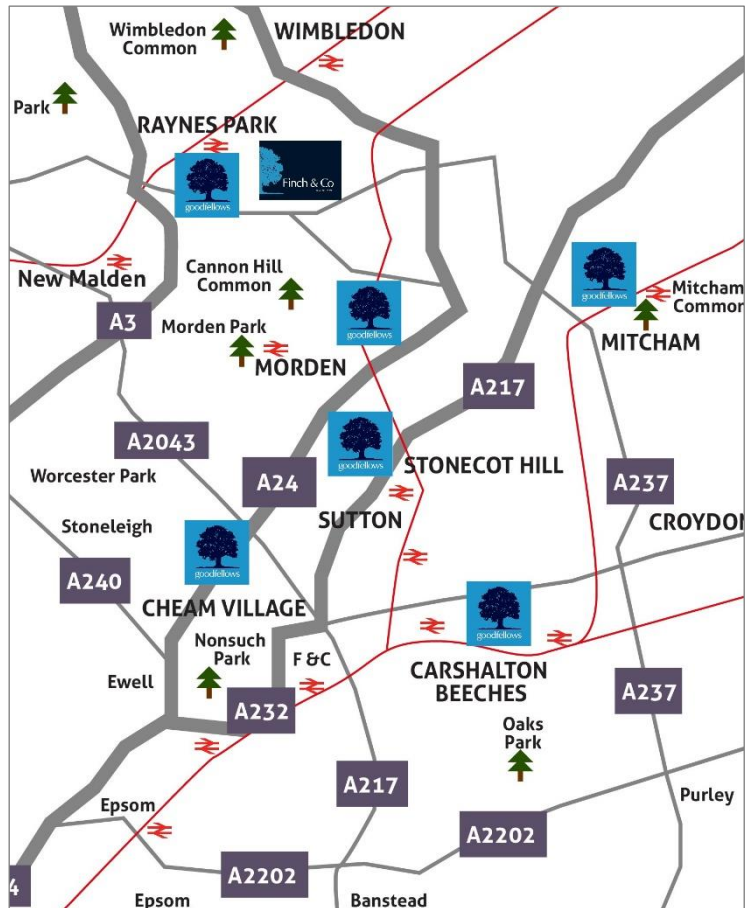


1st floor  
37.9 sq.m. (408 sq.ft.) approx.

TOTAL FLOOR AREA : 92.1 sq.m. (992 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Goodfellows Branch Network



### Local Authority

London Borough of Sutton

### Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

### All Measurements

All Measurements are Approximate

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For full EPC please contact the branch