



Alpine View, Carshalton, SM5  
**Offers In Excess Of: £425,000**

*Freehold*

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





## Alpine View, Carshalton

### Offers In Excess Of: £425,000

This two bedroom terrace house is located on a highly desirable private gated development in Carshalton Beeches. The accommodation includes a good size lounge/dining room, which opens onto a fully glazed conservatory, a fitted kitchen and ground floor cloakroom. On the first floor is the bathroom, and two double bedrooms, the main bedroom with an enclosed shower cubicle and access onto a private south facing balcony. Further features include a private rear garden and off street parking, and within the development you will also find visitors parking and a residents only gym.

Alpine View is positioned within walking distance of both Carshalton Beeches and Carshalton stations and near to the large variety of shops, restaurants and recreational amenities found locally. An ideal first time or investment buy, the property would also suit buyers looking to downsize.



**Entrance Hall**

Part glazed front door, ceiling coving, carpeted.

**Kitchen**

5'10" x 11'11" (1.78m x 3.63m)

Double glazed window to the front aspect, ceiling coving, a range of wall and base units with contrasting worktops, tiled splash back, integrated oven, integrated four ring gas hob with extractor fan, space for fridge freezer, washing machine and dishwasher, wall mounted boiler.

**Living Room**

11'10" x 16'1" (3.6m x 4.9m)

Double glazed sliding doors to conservatory, ceiling coving, carpeted.

**Conservatory**

11'10" x 7'11" (3.6m x 2.41m)

Full glazed conservatory with tiled floor.

**Cloakroom**

Double glazed window to the front aspect, coved ceiling, wall mounted hand basin with tiled splash back.





### **First Floor Landing**

Ladder access to part boarded loft storage, ceiling coving, cupboard housing water cylinder, carpeted.

### **Bedroom One**

11'10" x 11'11" (3.6m x 3.63m)

Double glazed window to the front aspect, double glazed door to private balcony, ceiling coving, fitted wardrobe and storage, fully tiled shower cubicle, carpeted.



### **Bathroom**

5'5" x 8'4" (1.65m x 2.54m)

Part tiled, panel enclosed bath with mixer tap and shower hose, WC, hand basin vanity unit, extractor fan.

### **Bedroom Two**

11'10" x 11'11" (3.6m x 3.63m)

Double glazed window to the rear aspect, ceiling coving, fitted cupboard, carpeted.





### **Outside**

#### **To The Rear**

Mostly paved with area of decking.

#### **To The Front**

Block paved drive providing off street parking for one car, flower and shrub borders, canopied entrance.



### **Communal Areas**

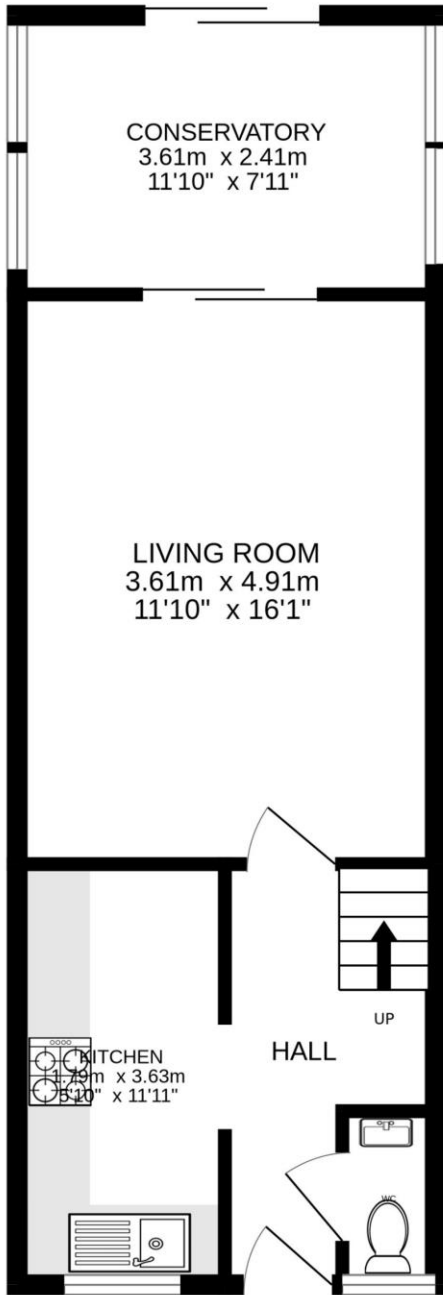
Private gated development, well maintained communal gardens and visitor parking, on-site residents gym.



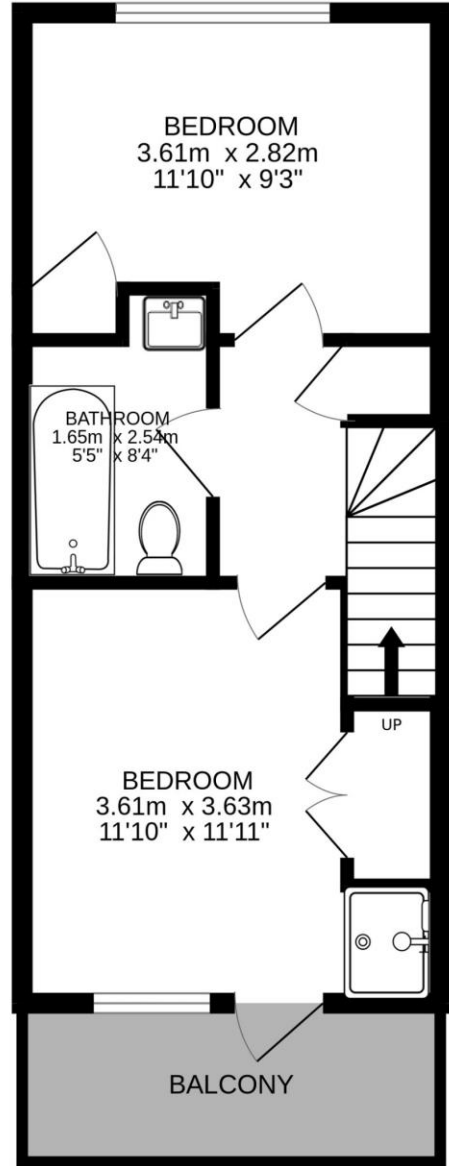


- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**



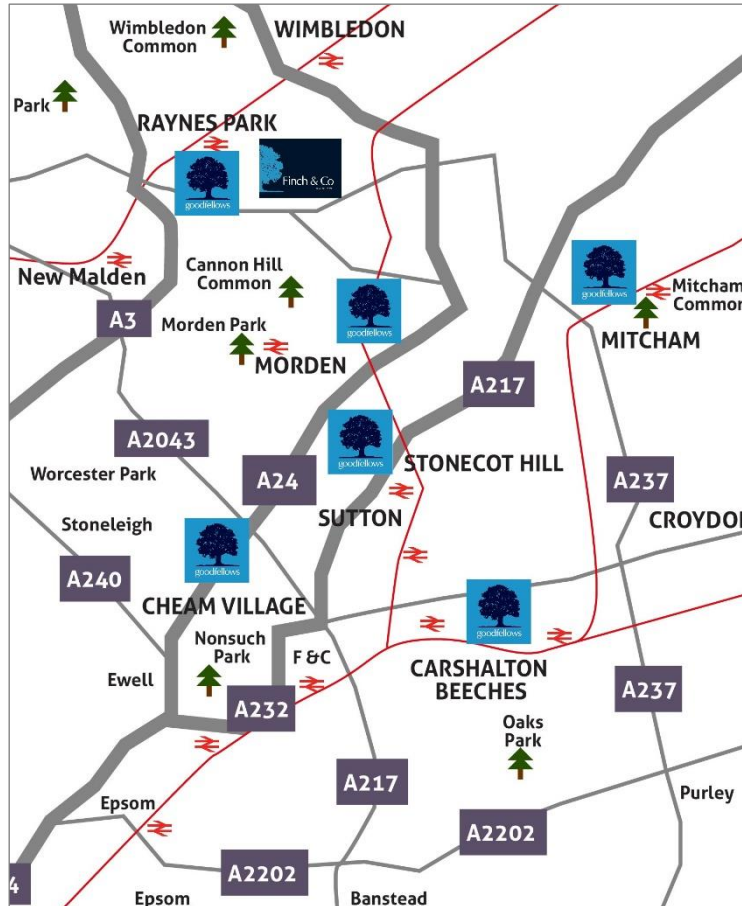
Ground floor  
39.5 sq.m. (425 sq.ft.) approx.



1st floor  
30.8 sq.m. (331 sq.ft.) approx.

TOTAL FLOOR AREA : 70.3 sq.m. (756 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

## Goodfellows - Carshalton Beeches

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For full EPC please contact the branch