



**Muschamp Road, Carshalton, Surrey, SM5 2SE**  
**Guide Price £550,000**

**A completely refurbished and extended three bedroom terraced property. The property benefits from a superb 26ft x 17ft kitchen/dining room, as well as master bedroom with en-suite. The layout is well planned and provides accommodation on three levels and is situated in a convenient location close to local schools, shops and excellent transport links.**



**\*Completely refurbished \*South facing rear garden  
\*Close proximity to St. Helier hospital \*No chain**

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### **Entrance Hall**

Leading to:

**Living Room - 12' 8" x 10' 9" (3.86m x 3.27m)**

Front aspect, large window, radiator

**Kitchen/Diner - 26' 6" x 17' 6" (8.07m x 5.33m)**

Super large open plan modern kitchen/dining room, door opening into the garden

**Downstairs WC**



## First Floor Landing

Leading to:

**Bedroom 1 - 10' 10" x 10' 0" (3.30m x 3.05m)**

Front aspect, carpeted throughout

**Bedroom 2 - 10' 10" x 8' 8" (3.30m x 2.64m)**

Rear aspect, carpeted throughout

**Bathroom - 6' 1" x 5' 5" (1.85m x 1.65m)**

Rear aspect, modern shower

## Second Floor

**Bedroom 3 - 14' 5" x 10' 7" (4.39m x 3.22m)**

Large, rear aspect bedroom, en-suite shower room

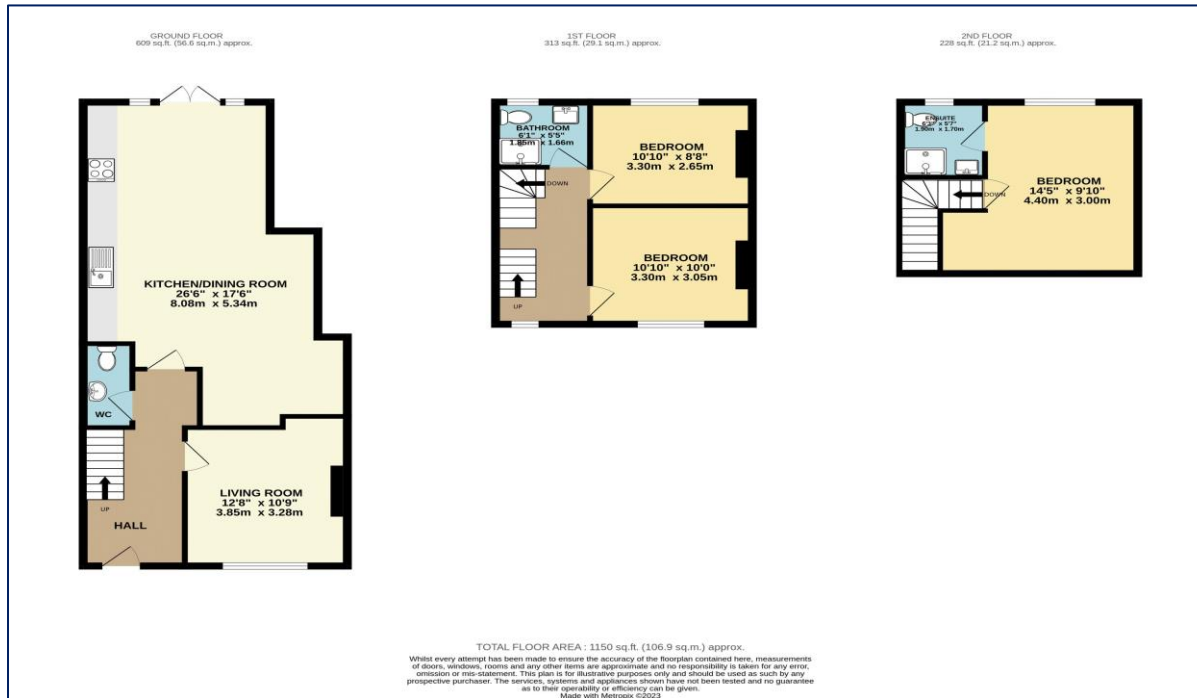
## Outside

### Driveway

### Rear garden

South facing rear garden





## Council Tax - C Local Authority: London Borough of Sutton Tenure - Freehold



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Carshalton  
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SM5 3NP



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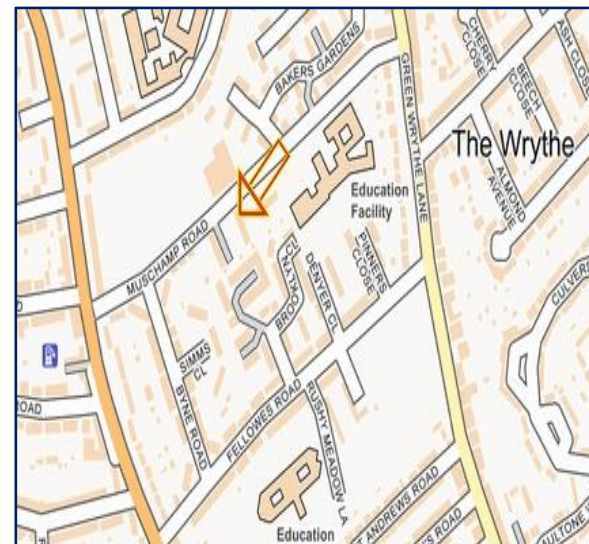


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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