

TURNERS



Peterborough Road, Carshalton, SM5

OIEO: £350,000 Freehold

0208 687 9787 | turnersproperty.com | 105 London Road, Morden SM4 5HP

TURNERS





Full Description

An opportunity to acquire a two-bedroom, mid-terrace house, with lots of scope as the property requires updating throughout. Located in Peterborough Road; the property is in Carshalton close to Morden and Sutton borders and only a short bus ride to Morden town centre.

Currently the property comprises; a 13ft x 11ft (approx) reception room with kitchen behind. There is a downstairs extension housing a family bathroom and separate WC.

Upstairs, are two double bedrooms, one of which has been adapted to house a small shower room and wc to aid the previous occupier.

The living room and two bedrooms have practical, wood-laminate flooring while the kitchen and bathroom benefits from hardwearing tiled floors.

There is also a large, rear garden which has lots of potential to landscape and create discrete areas of lawn and patio or decking.

This property presents any savvy purchasers a the opportunity to develop and maximise the space further and it is worth noting that Google maps appears to show a number of nearby properties with full width extensions and other modifications, STPP.

Peterborough Road itself runs alongside Poulter Park and is very much a residential area. Green Wrythe Lane is just a few minute's walk and has a number of local shops and amenities as well as frequent bus services into central Morden, Sutton and beyond. Morden Station (Northern line) is in fact less than 2 miles away and Mitcham Junction



is only 0.9 miles with overground services into the City of London.

Poulter Park is immediately behind the property and offers a number of sports and clubs including rugby and Gaelic football.

Overall this property offers a first time buyer or professional landlord with the opportunity to create a lovely family home or letting potential.

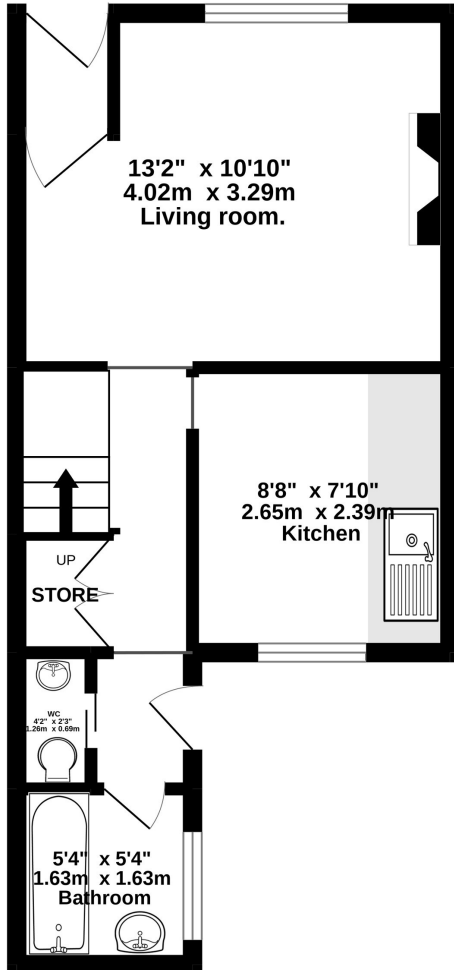
Turners are exclusive agents on this property and advise any interested parties to book a viewing asap. Viewing is by arrangement only contact: [0208 687 9787](tel:02086879787) / info@turnersproperty.com

Key Features

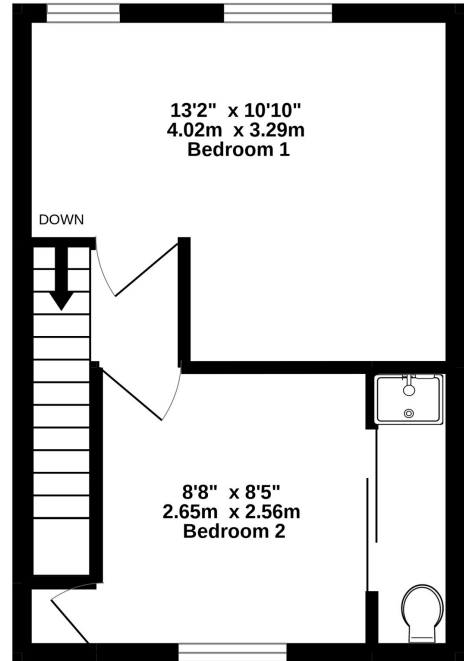
- Two Bedroom Mid-Terrace House
- Double-Glazed Throughout
- Needs Updating—Ideal Property Project
- Potential to Extend & Convert STPP
- Residential Area Close to Poulter Park
- EPC Rating: TBC



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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