



PETERBOROUGH ROAD, CARSHALTON, SM5
£375,000 - £400,000 FREEHOLD

**A WELL-PRESENTED FAMILY HOME FEATURING AN
 APPROX. 70FT REAR GARDEN, DRIVEWAY PARKING
 AND MODERN INTERIOR THROUGHOUT**



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See things differently



AT A GLANCE

- Vendor Suited
- Entrance Porch
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Store/Utility Cupboard
- Two Double Bedrooms
- Contemporary Shower Room
- Rear Garden Approx. 70ft
- Driveway for Two Vehicles
- Close to Several Well-Regarded Schools

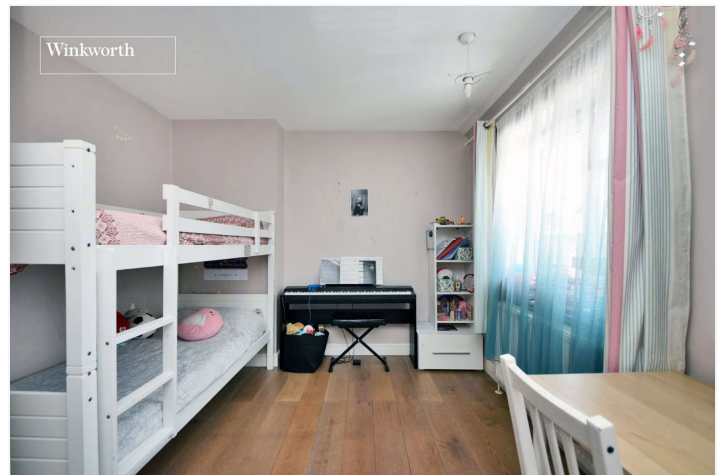
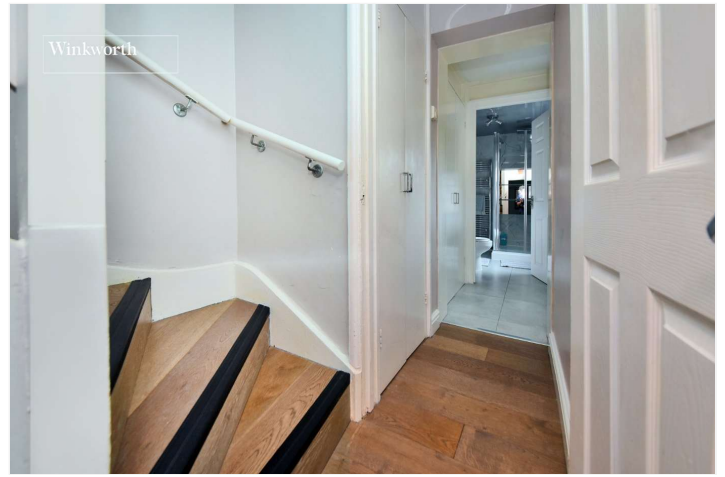
DESCRIPTION

Situated in a quiet residential road overlooking a green and set close to variety of good schools, this well-presented family home features contemporary style and décor throughout, spacious room sizes, a well-maintained circa 70ft rear garden and off-street parking for two vehicles.

The accommodation on the ground floor comprises a useful entrance porch, a spacious living/dining room, a modern fitted kitchen with high gloss units, a large shower room/WC, a utility/store cupboard. Upstairs, the original layout was configured as three bedrooms, the property now consists of two well-proportioned double bedrooms. The property offers scope for extension subject to the usual planning consents.

Externally, the rear garden is mostly laid to lawn and features a block paved patio area ideal for outside dining and entertaining. To the front, the driveway provides off street parking whilst there is further parking on the road; permit not required.

Locally, the property is set approx. 1mile walk from Hackbridge train station and approx. 0.9mile walk from Mitcham Junction station, both offering fast and frequent services to Central London. Other amenities include nearby shops, a variety of well-regarded schools, numerous bus routes towards Morden, Carshalton and Sutton and parkland at Poulter Park and Mitcham Common.



ACCOMMODATION

Entrance Porch

Living/Dining Room - 14'1" x 12'7" Max (4.3m x 3.84m Max)

Kitchen - 8'11" x 7'9" Max (2.72m x 2.36m Max)

Store/Utility Cupboard

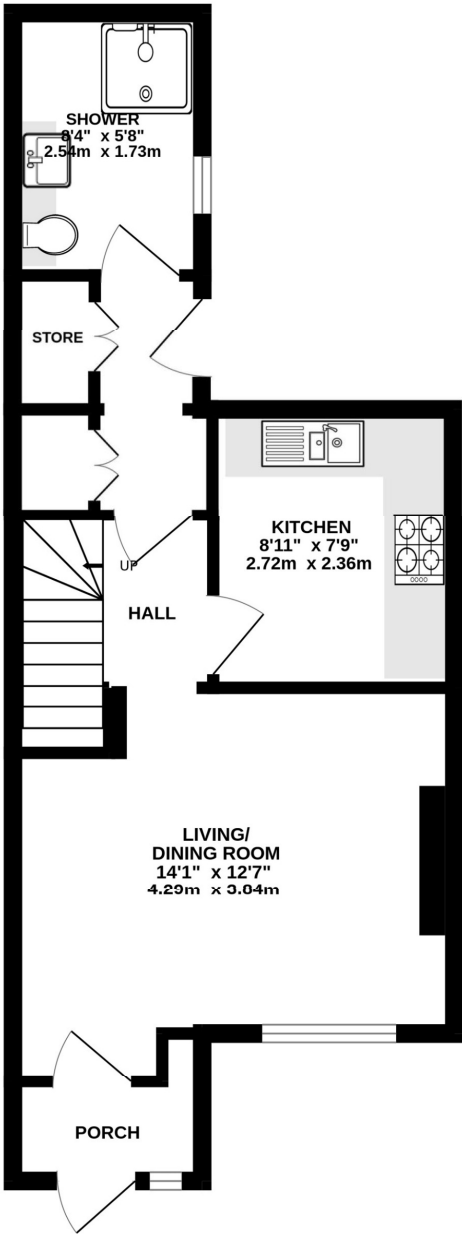
Shower Room - 8'4" x 5'8" Max (2.54m x 1.73m Max)

Bedroom - 14'1" x 10'1" Max (4.3m x 3.07m Max)

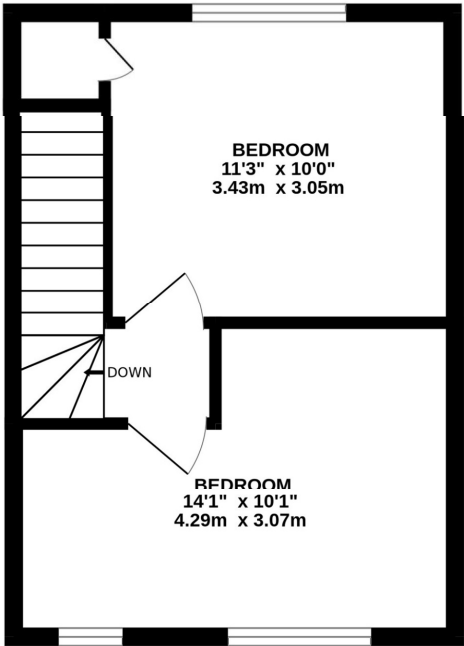
Bedroom - 11'3" x 10' Max (3.43m x 3.05m Max)

Garden - 70ft Approx

Peterborough Road,
Carshalton SM5 1DF
INTERNAL FLOOR AREA
(APPROX.) 678 sq ft/ 63.0 sq m
Garden to 70' (21.34m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

