Cromwells



# 77 Welbeck Road, Carshalton

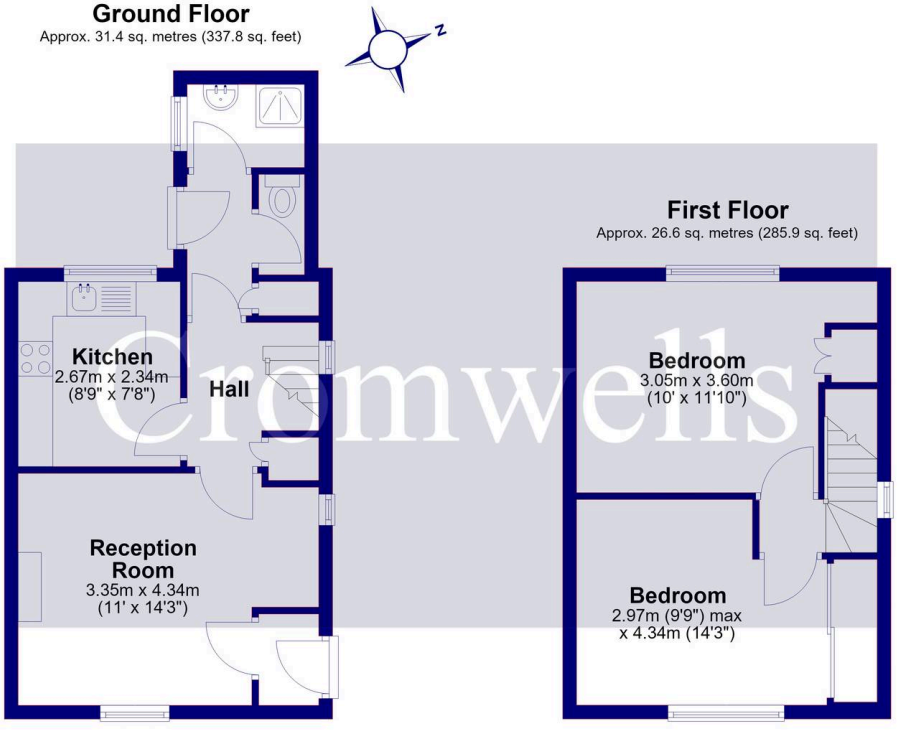
Carshalton

In Excess of £350,000

# 77 Welbeck Road

## Carshalton

A great opportunity to update this two bedroom End of Terrace home, offered with no onward chain. Presenting an excellent opportunity for both first-time buyers and investors seeking a property with loads of potential. Situated in a highly popular location, the home benefits from a spacious and practical layout, featuring a useful entrance vestibule that leads into a bright and airy living room. The adjoining kitchen is well-proportioned and provides ample storage and workspace. Upstairs, there are two generously sized bedrooms, both of which offer comfortable accommodation and flexibility for use as a guest room, home office, or nursery. The bathroom is conveniently located on the ground floor. The property also benefits from a private driveway for off-street parking, a desirable feature in this sought-after area, ensuring convenience for residents and visitors alike. Located within easy reach of local amenities, reputable schools, and excellent transport links. With its versatile accommodation, potential for further improvement, and attractive location, this property represents a rare opportunity to acquire a home that can be tailored to suit a variety of lifestyles and requirements. Early viewing is highly recommended to fully appreciate the scope and value on offer with this appealing end of terrace house.




Total area: approx. 57.9 sq. metres (623.7 sq. feet)

Council Tax band: C

Tenure: Freehold

- **NO CHAIN**
- **Excellent Potential**
- **Driveway For Off Street Parking**
- **Popular Location**

**Front door leading to Entrance Vestibule**

**Entrance Vesitbule**
Internal door leading to:

**Reception Room**
11' 0" x 14' 3" (3.35m x 4.34m)
Front aspect, fireplace, door leading through to inner hallway

**Internal Hall**
Large storage cupboard, doors leading to:

**Kitchen**
8' 9" x 7' 8" (2.67m x 2.34m)
Rear aspect, overlooking rear garden

**Further Inner Hallway**
Doors leading to further storage cupboard, door out to rear garden, door to ground floor WC & further door to bathroom

**Separate WC**

**Bathroom/Shower Room**
Rear aspect

**Stairs to First Floor Landing**
Doors to:







**Bedroom 1**
9' 9" x 14' 3" (2.97m x 4.34m)
Front aspect, range of fitted wardrobes & cupboards

**Bedroom 2**
10' 0" x 11' 10" (3.05m x 3.61m)
Rear aspect, built in storage cupboard

**Outside**

Good size rear garden

**Driveway to front for off street parking**









# Cromwells Estate Agents

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