



## BAKERS GARDENS, CARSHALTON

Beautifully presented 2 bed house in a quiet cul-de-sac in Carshalton. Well positioned end of terrace with own driveway. Bright living/dining room, fitted kitchen, and modern bathroom. Close to Hackbridge railway station, excellent school catchment and newly decorated. Chain free, move ready home.

**£450,000** Freehold | Chain Free 2 bed semi detached





Hallways are pleased to market this charming 2 Bed semi- detached in the quiet cul-de-sac setting of Bakers Close, Carshalton.

Situated in a peaceful residential area, this immaculate two-bed, semi detached home at offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-connected yet tranquil setting. Quiet position with no overlooking properties. Own driveway.

#### Ground Floor

The property opens into a welcoming entrance hallway with stairs rising to the first floor. To the front, a fitted kitchen is efficiently designed with ample storage and workspace. To the rear, a bright and spacious open-plan living/dining room provides an ideal space for both relaxing and entertaining, with room for a full dining setup and direct garden access.

#### First Floor

Upstairs, the home comprises two well-proportioned bedrooms, including a generous principal double bedroom and a versatile second bedroom—perfect as a guest room, nursery, or home office. A modern family bathroom completes the accommodation.

#### Additional Features

- Approx. 46.8 sq m (503 sq ft) of internal space
- Quiet, family-friendly cul-de-sac
- Well-balanced layout across two floors
- Scope to personalise and add value
- Ideal first-time purchase or buy-to-let investment

#### Location & Connectivity:

The property is ideally positioned within easy reach of excellent transport links. Nearby stations include Hackbridge railway station and Carshalton railway station, offering regular services into Victoria and London Bridge. An ideal spot for commuters.

#### Schools & Education

The area is well served by a selection of reputable schools, including Culvers House Primary School, Rushy Meadow Primary Academy, Muschamp Primary School, Carshalton Boys Sports College, Carshalton High School for Girls and Stanley Park High School, making it particularly attractive for young families. Carshalton College is also within close proximity.

#### Local Amenities & Lifestyle

Residents benefit from a variety of nearby shops, cafés, and green spaces. The beautiful Beddington Park is just a short distance away, offering scenic walks, open spaces. The historical Carshalton Ponds is also a short walk together with Westcroft leisure centre being located through the park. For everyday convenience, local high streets in Carshalton and Wallington provide a wide range of amenities.

Take a tour with our 3D VR and get in touch to book your viewing: [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk)

Council Tax Band: D (LB Sutton)

Tenure: Freehold

Parking options: Driveway

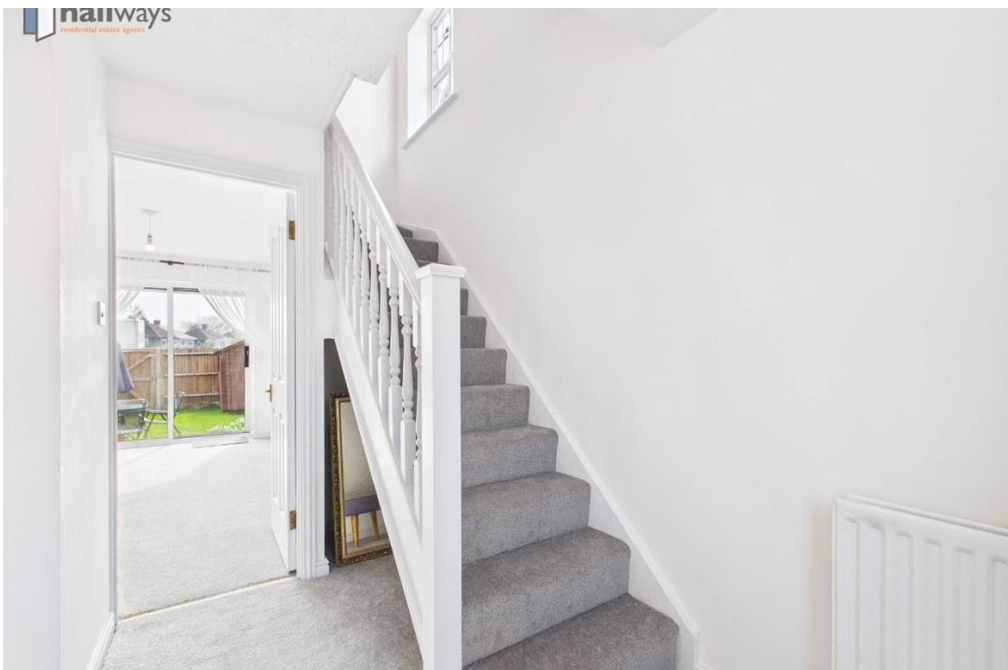
Garden details: Enclosed Garden





- Two bedroom Semi-detached home
- Quiet Cul de sac location
- Chain Free
- Close to Hackbridge railway station and Carshalton railway station

- Driveway Parking
- Bright and spacious living/ dining room
- Near reputable local schools
- Scope to personalise and add value





Ground floor



First floor



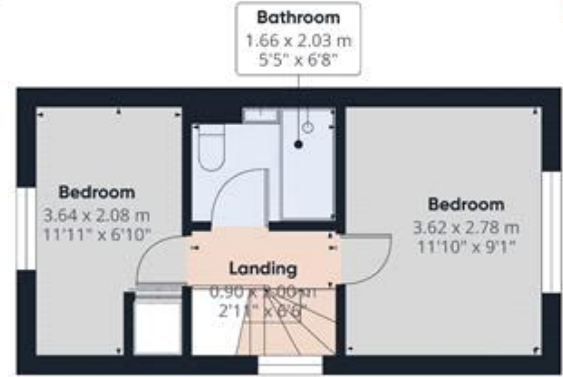
Approximate total area\*  
100.00 m<sup>2</sup>  
1,076 sq ft  
Net used area  
100.00 m<sup>2</sup>  
1,076 sq ft  
\* Excludes porches and balconies  
\* Excludes areas used for storage  
\* Excludes areas used for parking  
\* Excludes areas used for other purposes  
\* Excludes areas used for other purposes



Ground floor



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First floor



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73 79
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.