



**99Home Ltd.**  
99Home Ltd,  
Sutton Business Park,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

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3 Bed Terraced In Langcroft Close , Carshalton, SM5 2JJ

£2,250 Monthly



verisure  
**Alarm**  
Images & Audio  
recording

verisure  
**ZEROVISION**  
FOG BARRIER

99  
HOME

Ref:12276  
ref. 12276





## SHORT DESCRIPTION

Property Ref: 12276 Council tax:D A spacious 3 bedroom terrace house. In the catchment area of Victor Syemour Infant School (Ofsted rating: Outstanding) and Harris Junior Academy School (Ofsted rating: Good). Short walk to the mainline station (Carshalton) and bus routes. Easy access to Carshalton village, local amenities and parks. Features include large reception rooms with new flooring, downstairs W/C, upstairs family bathroom, double glazing, residence permit parking and low maintenance southeast-facing garden. Redecorated throughout with fairly new carpet. Key Features: Size and Layout: Spread across [mention square footage], this home offers a well-designed layout, providing ample space for comfortable living. The three bedrooms are generously sized, offering flexibility for various lifestyle needs. Modern Kitchen: The heart of this home is its modern kitchen, equipped with top-of-the-line appliances and ample counter space. Whether you're a culinary enthusiast or prefer quick and easy meals, this kitchen caters to all. Bright and Airy Living Spaces: The living areas are bathed in natural light, creating a welcoming and cheerful atmosphere. The neutral color palette provides a versatile backdrop for personalizing the space to your taste. Three Well-Appointed Bedrooms: The three bedrooms are thoughtfully designed, offering privacy and comfort. Each room provides sufficient storage space and is ready to accommodate your individual style. Family-Friendly Neighborhood: Langcroft Close is known for its family-friendly environment, with nearby parks, schools, and recreational facilities. It's an ideal setting for those looking to balance work and family life. Private Garden: Step outside to your own private garden, perfect for outdoor gatherings, gardening, or simply enjoying a quiet moment in the fresh air. Transportation: The property benefits from excellent transport links, including nearby bus stops and train stations, making commuting to the city or neighboring areas convenient. Local Amenities: Langcroft Close is situated close to local shops, supermarkets, and dining options, ensuring that all your daily needs are easily met. Rent: £2250 PCM + Bills Available From: 15th November 2024 Don't miss out on the opportunity to call this Langcroft Close property home. Arrange a viewing today and experience the comfort and convenience it has to offer

3

Bed Room(s)

1

Bath Room(s)

1

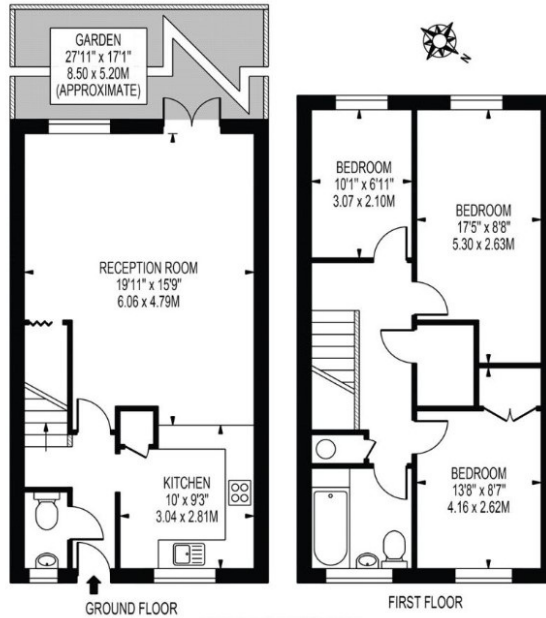
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## LANGCROFT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 966 SQ FT - 89.74 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENGINEERS AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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