Stoneleigh Road,Carshalton SM5 1JZ

barnard marcus

welcome to

Stoneleigh Road, Carshalton

This beautifully presented and deceptively spacious home on Stoneleigh Road, Carshalton offers a perfect blend of modern living, and flexible accommodation. Boasting over 1,200 sq. ft. of internal space (plus additional office, store, and shed areas), this property is ideal for families and professionals alike.The home opens into a bright reception room with large windows that fill the space with natural light - perfect for relaxing or entertaining. To the rear, a generous open-plan kitchen and dining area offers ample storage and workspace, seamlessly connecting to the private garden, ideal for summer gatherings or quiet evenings outdoors. A well-designed second reception room provides further flexibility, whether used as a family room, playroom, or guest area. Additional conveniences on this level include a modern shower room and plenty of fitted storage throughout. Upstairs, you'll find two spacious double bedrooms, both well-proportioned and featuring large windows for natural light. A stylish family bathroom completes this floor, finished to a high standard with contemporary fittings.The property benefits from multiple external spaces, including a dedicated home office, a large storage room, and a garden shed - providing excellent options for remote working, hobbies, or general storage needs. The private rear garden offers a tranquil retreat with room for outdoor dining and entertaining, while still being low maintenance.

STONELEIGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1201 SQ FT - 111.58 SQ M**
(EXCLUDING OFFICE, STORE & SHED)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: **90 SQ FT - 8.39 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: **110 SQ FT - 10.22 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **93 SQ FT - 8.64 SQ M**

GROUND FLOOR

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, ENQUIRIES 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.

welcome to

Stoneleigh Road, Carshalton

- THREE BEDROOM FAMILY HOME
- STYLISH FAMILY BATHROOM & ADDITIONAL SHOWER ROOM
- SPACIOUS OPEN PLAN KITCHEN/ DINING AREA
- PRIVATE GARDEN WITH PATIO
- SEPERATE OFFICE, STORE AND SHED

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£525,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106349

The Property Ombudsman

Property Ref:
WLG106349 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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