



Oaks Track, Carshalton,  
Offers Over £900,000 - Freehold

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HARLOW**



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Located in the tranquil surroundings of Oaks Track, Carshalton, this impressive semi-detached house offers a remarkable blend of space and comfort, perfect for family living. With nearly 3000 square feet of accommodation including a modern detached two double bedroom annex the property boasts an expansive layout that includes four well-appointed reception rooms, providing ample space for relaxation and entertainment.

The residence features six generously sized bedrooms, ensuring that there is plenty of room for family members or guests. There are two bathrooms for convenience, catering to the needs of a busy household and in addition to the annex there is also a large out building providing good storage.

Parking will never be an issue here, as the property accommodates up to six vehicles, making it ideal for families with multiple cars or for those who enjoy hosting visitors.

Situated in a quiet semi-rural location, this home provides a peaceful retreat while still being conveniently close to local amenities and transport links. This property is a rare find, combining spacious living with the charm of a serene environment, making it an ideal choice for those seeking a family home in Carshalton.

### THE PROPERTY

A handsome semi detached weather boarded home which has been subject to various sympathetic extensions. The property's were originally constructed in the 1920's by the London Authority for First World War veterans to give an opportunity for them to create a smallholding with a view for self sufficiency. The main house a modern open plan kitchen, large utility area, three reception rooms and four bedrooms. There is also a 53ft x 12ft outbuilding attached to the rear plus a separate self contained two double bedroom modern annex to the rear with garden to the front and a patio area to the rear. All is in excellent decorative order. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles, elderly parents, teenage children and staying guests. The property is in a rural location surrounded by miles of open countryside which is ideal for a purchaser who seeks seclusion and access to walks and recreation. The property albeit is in a rural location is conveniently situated for nearby Oaks Park, Carshalton Beeches and other major towns which afford transport connections to London and other routes.

### OUTDOOR SPACE

The property is surrounded by well maintained gardens much of which are focused to the front of the property comprising of areas of level lawn, flower and shrub borders and parking for up to six vehicles.

### THE LOCAL AREA

The local area is wonderful if you haven't already visited unlike many other Surrey areas which are now built up. This area offers an enclave of semi rural living but with the benefit of being conveniently situated for nearby Oaks Park, Carshalton Beeches and other major towns which afford transport connections to London and other routes. The area is considered a general relaxed and peaceful neighbourhood which allows you to take evening walking without a second thought and a community where people feel fully invested.

### VENDOR THOUGHTS

This house has been in our family for a number years which hold a great number of happy memories. This property has been adaptable and flexible for our needs as a growing family over years and it is now time for us to move on but we do hope that the owners enjoy the property as much as we do.

### WHY YOU SHOULD VIEW

We are incredibly honoured to represent this home as very rarely comes available with both outbuildings and a separate annex. The property benefits from nearly 3,000 square feet of versatile living accommodation and all has been renovated to a high standard. There is still room for a new owner to put their own stamp on it and make the property their own. Our feeling is that the next owner will settle quickly and enjoy many years here and the whole family will be served with the local benefits and attractions of its semi rural location.

### KEY FEATURES

Six bedrooms - Two bathrooms - Four reception rooms - Parking for six vehicles - Substantial outbuilding - Annex

### WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

### LOCAL SCHOOLS

- Barrow Hedges Primary School - Ages 3-11
- Stanley Park Infants - Ages 3-7
- Stanley Park Junior School - 7-11
- Woodmansterne Primary School – Ages 4-11
- Chipstead Valley Primary School – Ages 2-11
- Oaks Park High School - Ages 11-19

### LOCAL TRAINS

- Carshalton Beeches Station to London Victoria - 29 minutes fast train.
- Carshalton Beeches to London Bridge - 29 minutes
- Sutton Station – London Victoria 33 minutes
- Sutton Station - London Bridge 39 minutes

### LOCAL BUSES

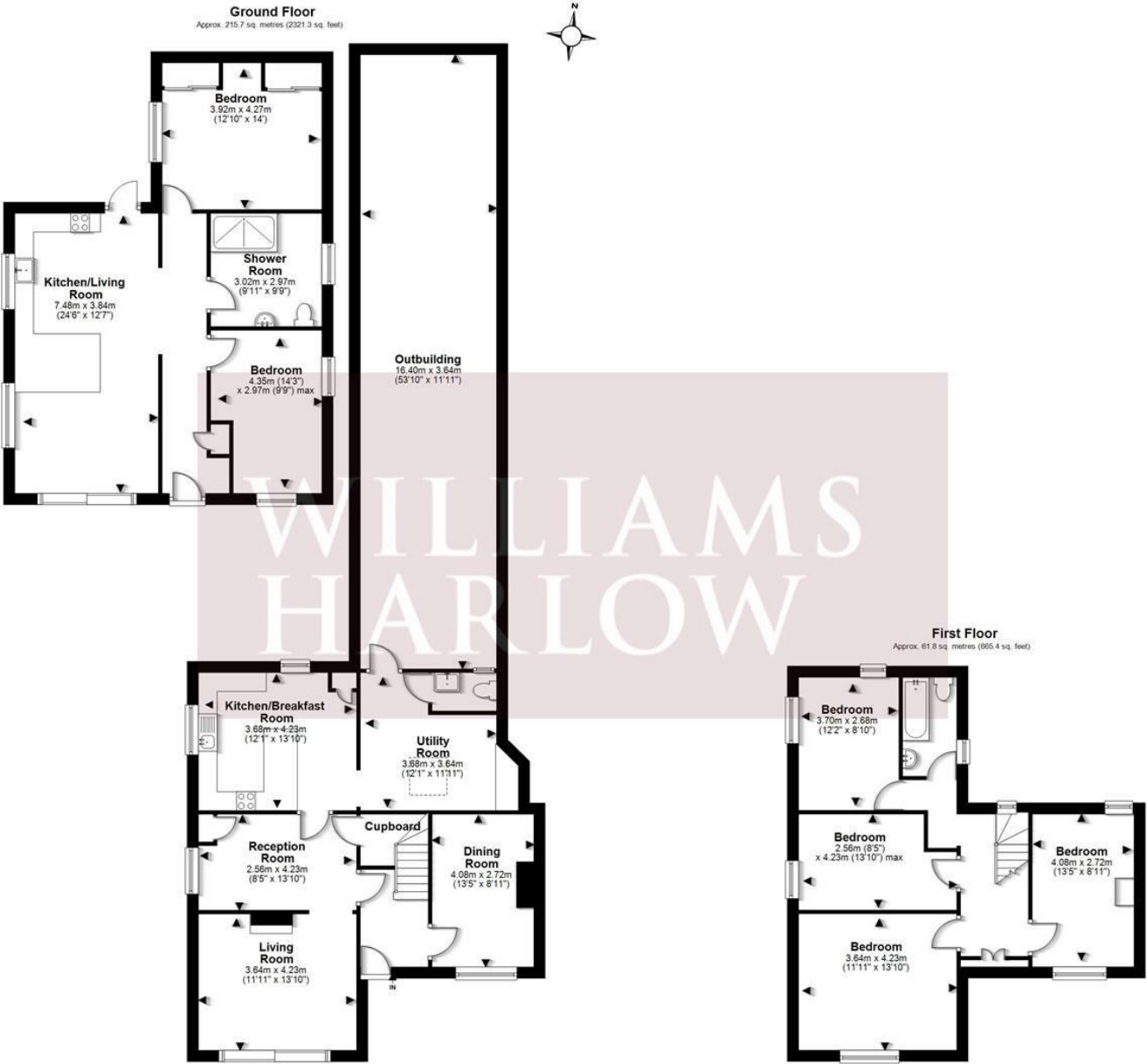
- 154 Carshalton Beeches to West Croydon
- 154 Carshalton Beeches to Morden
- S1 Banstead to Lavender Field (Mitcham) via Sutton
- S4 Carshalton Beeches to Sutton (Marshall's Road)
- S4 Carshalton Beeches to Waddon Marsh

### COUNCIL TAX

- Sutton Council BAND E £2,774.10 - 2025/26
- Sutton Council BAND A £1,513.15 Annex - 2025/26



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Total area: approx. 277.5 sq. metres (2986.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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