



10 Briar Lane, Carshalton, SM5 4PX



Guide price £775,000

Cromwells
ESTATE AGENTS



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Don't miss out on this beautifully presented three bedroom semi detached family home, situated in a popular tree lined road in Carshalton on the Hill. Ideally positioned for good local schools, with Stanley Park Infants and Junior, Woodfield Infants and Junior and Oaks Park High School all within easy walking distance. There are also good transport links, with easy access to several bus routes, and local shops also nearby.

This lovely property is full of character throughout and offers spacious accommodation including a fantastic open plan kitchen breakfast room, and two reception rooms. Upstairs there are three well proportioned bedrooms and a modern bathroom. The rear garden has been beautifully maintained with a patio and large lawn area, with a detached garage and off street parking to the rear. The property also offers great scope to extend, subject to relevant planning being granted. A viewing is highly recommended to appreciate the space and character this fantastic home has to offer.

Accommodation

Sheltered Entrance

Stained glass wooden front door to..

Spacious Entrance Hall

Wood flooring, UPVC double glazed window to front aspect, single panel radiator, under stairs storage cupboard.

Lounge

Open brick built fireplace, UPVC double glazed sliding door to rear aspect, coved ceiling.

Family Room

UPVC double glazed bay window to side aspect and window to rear, double panel radiator, mock Tudor beams, open fireplace.

Kitchen/Breakfast Room

Kitchen Area

Range of modern fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic sink and chrome mixer tap, tiled splash back, inlaid hob with oven/grill below and extractor fan above, integrated dishwasher, tiled flooring, open plan to..

Breakfast Area

UPVC double glazed windows to front and rear aspect and door to garden, double panel radiator, roll top work surface and cupboard storage, space and plumbing for washing machine and tumble dryer, space for standing fridge/freezer, tiled flooring.

Stairs to 1st floor landing

UPVC double glazed window to front aspect, single panel radiator, loft access.

Bedroom One

UPVC double glazed window to rear aspect, single panel radiator.

Bedroom Two

UPVC double glazed windows to side aspect and window at rear, single panel radiator.

Bedroom Three

UPVC double glazed window to front aspect, single panel radiator.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, shower tray with thermostatic shower, pedestal wash hand basin with chrome taps, low level pushbutton flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure double glazed windows to front and side aspects.

Rear Garden – approximately 80ft

Large paved patio area leading to lawn section with mature shrubs and apple trees bordering, rear soft play area, fence enclosed, outside tap, access to garage.

Detached Garage

Up/over door at front with hardstanding front, providing further off-street parking.









Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

