



10 Wellfield Gardens, Carshalton, SM5 4EA



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Offers in excess of
£1,100,000

Cromwells
ESTATE AGENTS



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NO ONWARD CHAIN! Cromwells are delighted to present this impressive five-bedroom, three-bathroom, three-reception room detached residence by Charles Church. Situated in a peaceful cul-de-sac with charming rural rear views, this home is part of a select development of individually designed properties in Carshalton Beeches. Offering bright and spacious family living areas, it is ideally located for convenient access to Carshalton Beeches mainline station with London connections, as well as nearby bus routes, local shops, and cafes. The property is also within proximity to several highly regarded, top-performing schools. Viewing is highly recommended for this exceptional home.

Accommodation
Part glazed wooden front door to..

Spacious entrance hall
Double glazed leaded light window to front aspect, coved ceiling, large under stairs storage cupboard, wall mounted thermostat, double panel radiator.

Lounge
Double glazed leaded light window to front aspect and sliding doors to rear, two double panel radiators, gas fireplace with solid surround, coved ceiling, wall lights.

Dining room
Double glazed window to rear aspect, single panel radiator, coved ceiling.

Conservatory
Double glazed windows to side and rear aspects with pretty rural views and doors leading to garden, double panel radiator.

Downstairs WC
Consisting of low-level flush WC, pedestal wash hand basin with chrome taps, single panel radiator, obscure double glazed window to front aspect.

Kitchen/breakfast room
Ranger fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid 1 & 1/2 bowl sink and mixer tap, inlaid gas hob with pullout extractor fan above, integrated oven/grill, space and plumbing for dishwasher, space for American style fridge/freezer, tiled flooring, tiled splash back, two double glazed windows to rear aspect, double panel radiator, coved ceiling.

Snug
Double glazed windows to rear aspect and double glazed sliding door to garden, single panel radiator, coved ceiling.

Utility room
Double glazed leaded light door to side, fitted wall units with cupboard space below, space and plumbing for washing machine and tumble dryer, inlaid stainless steel sink with chrome mixer tap, wall mounted boiler, tiled flooring, access to garage.

Study
Double glazed leaded light window to front aspect, coved ceiling, single panel radiator.

Stairs to 1st floor landing
Loft access, cupboard housing hot water tank, coved ceiling, single panel radiator.

Main bedroom
Double glazed leaded light window to front aspect, single panel radiator, built-in and fitted wardrobes, coved ceiling.

Ensuite bathroom
Comprising panel enclosed bath with chrome mixer tap, tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, shaver point, double panel radiator, obscure double glazed window to rear aspect.

Bedroom two
Double glazed window to rear aspect with pretty rural views, single panel radiator, built-in wardrobe, coved ceiling.

En suite shower room
Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, shaver point, single panel radiator, obscure double glazed window to rear aspect.

Bedroom three
Double glazed leaded light window to front aspect, coved ceiling, single panel radiator, fitted wardrobe.

Bedroom four
Double glazed leaded light window to front aspect, single panel radiator, coved ceiling.

Bedroom five
Double glazed window to rear aspect with pretty rural views, single panel radiator, fitted wardrobes, coved ceiling.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level flush WC, shaver point, double panel radiator, obscure double glazed window to rear aspect.

Rear garden approximately 60ft
Westerly aspect, patio area leading to lawn section with mature shrubs and plants bordering, wooden summer house and garden shed, outside tap, gated side access, fence enclosed.

Garage garage at side
Electric up/over door at front.

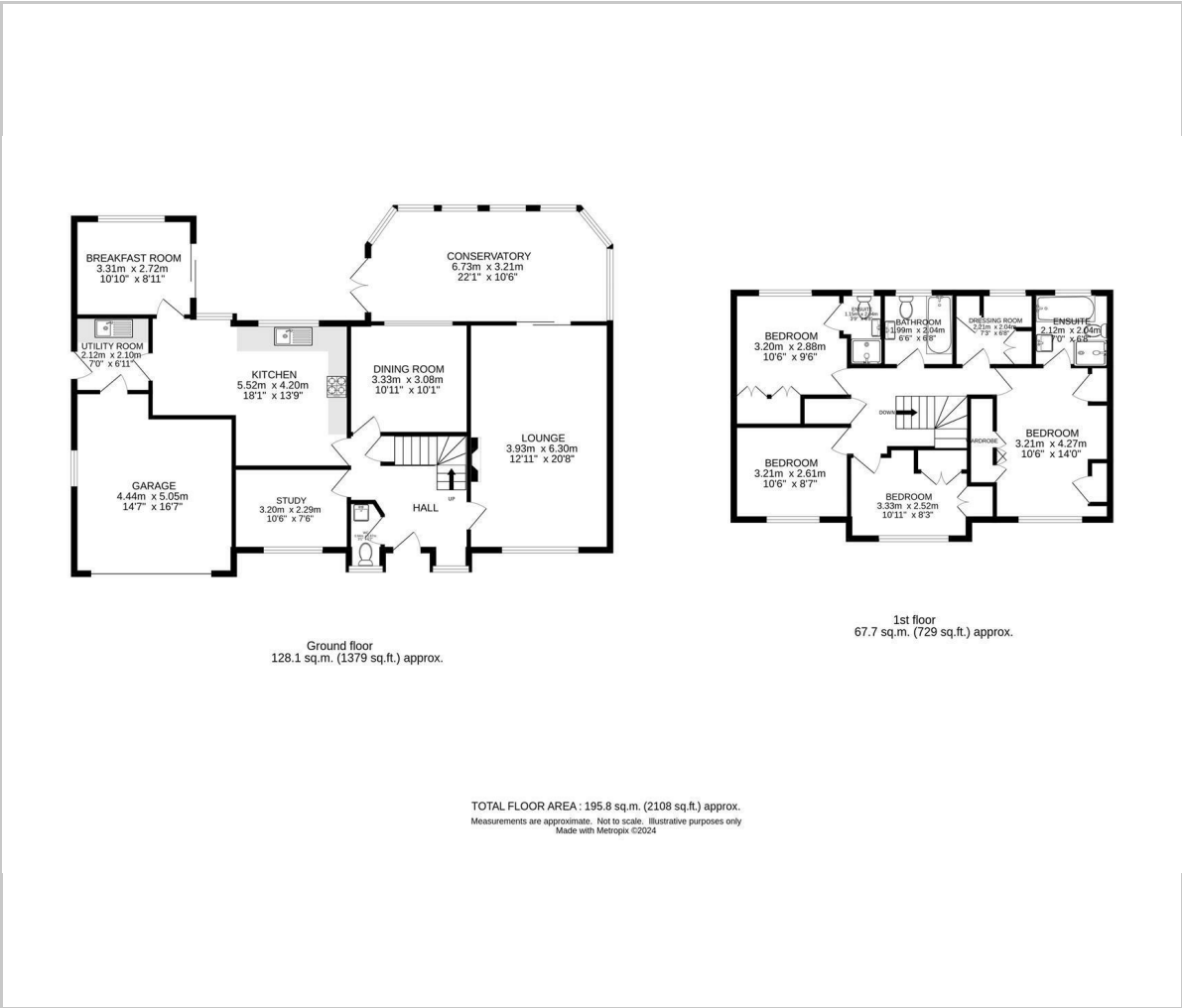








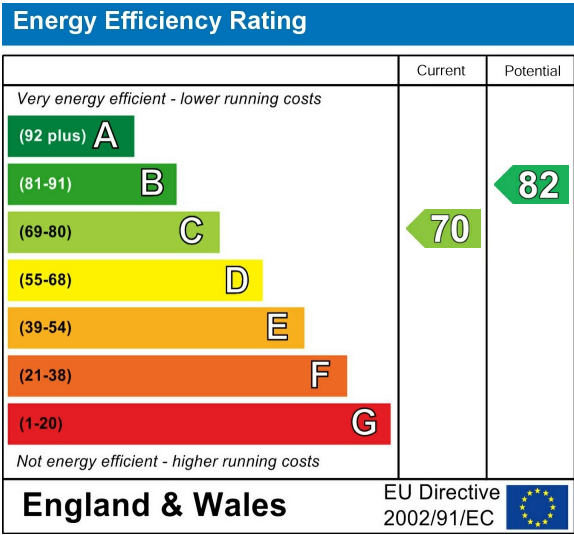
Floor Plan



Area Map



Energy Efficiency Graph



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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