



63 Bakers Gardens, Carshalton, SM5 2SF



Guide price £475,000

Cromwells
ESTATE AGENTS

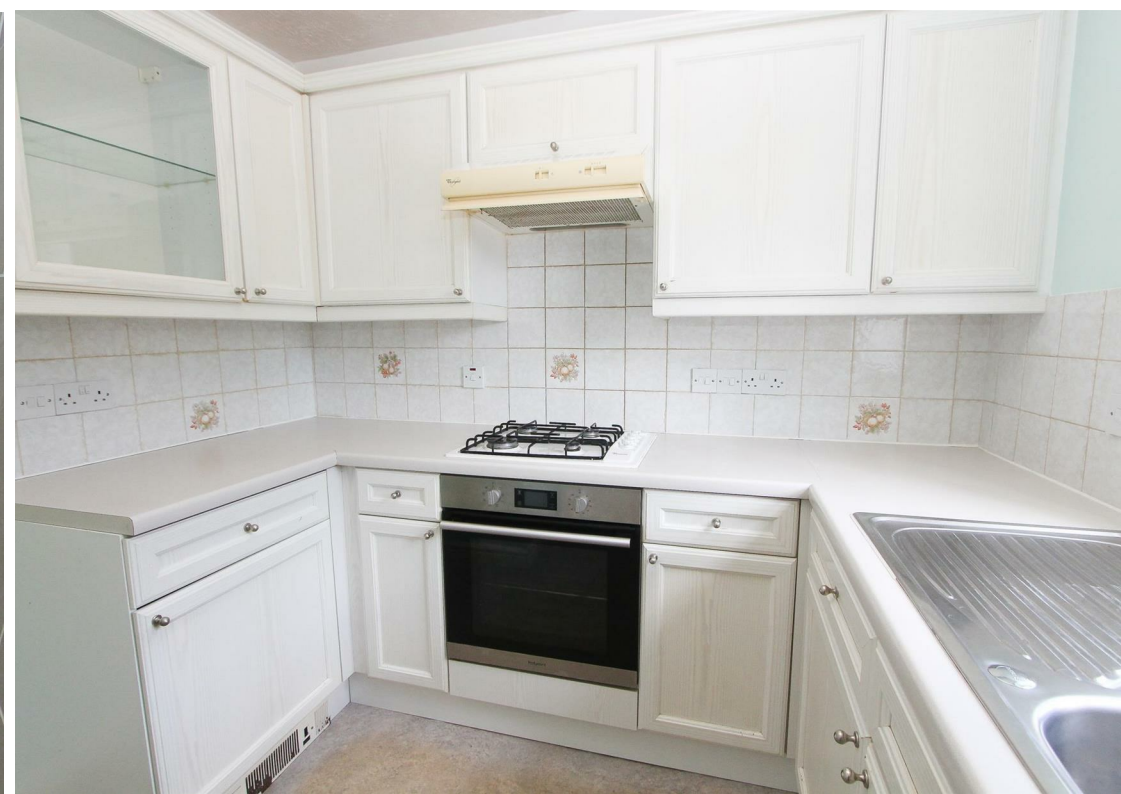


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BOLD CORNER PLOT Cromwells Wallington are pleased to offer this three bedroom end of terrace home presented in good order throughout, situated in a desirable no through road in a modern development in Carshalton. The property occupies a bold corner plot, offering great potential to extend to the side of the property, subject to relevant planning being granted. Inside offers an open plan living dining room, a well equipped kitchen with ample storage, a downstairs wet room, three well proportioned bedrooms and a family bathroom. The property has off street parking for two cars and a good sized rear garden with side access.

Bakers Gardens is excellently located for good schools, local shops and transport links, with Carshalton mainline train station within easy walking distance providing fast links into Central London, and bus routes serving Tooting, Sutton, Purley & Morden.

<p>Accommodation</p> <p>Sheltered entrance, front door into</p> <p>Entrance Hall</p> <p>Radiator, built in storage cupboard, fitted carpet</p> <p>Kitchen</p> <p>Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven, gas hob and extractor fan above, wall mounted 'Worcester' boiler, space for tall fridge freezer and washing machine, tiled splashback, vinyl flooring, double glazed window to front aspect.</p> <p>Wet Room</p> <p>Enclosed WC, thermostatic shower, heated chrome towel rail, tiled walls and flooring, extractor fan, double glazed window to side aspect</p> <p>Open plan Living and Dining Room</p> <p>Built-in under stairs storage cupboard, radiators, fitted carpet, double glazed window to rear aspect, double glazed sliding patio doors leading out to garden.</p> <p>Stairs to 1st floor landing</p> <p>Airing cupboard housing water tank, loft access, fitted carpet, double glazed window to side aspect</p> <p>Bedroom One</p> <p>Radiator, fitted carpet, double glazed window to rear aspect</p> <p>Bedroom Two</p> <p>Radiator, fitted carpet, double glazed window to front aspect</p>	<p>Bedroom Three</p> <p>Radiator, fitted carpet, double glazed window to rear aspect</p> <p>Bathroom</p> <p>Panel enclosed bath with mixer tap and shower head attachment, pedestal wash handbasin with chrome mixer tap, WC, radiator, tiled walls, vinyl tiled flooring, shaver point, extractor fan, double glazed window to front aspect</p> <p>Outside</p> <p>Front and Side Garden</p> <p>With lawn area, borders with shrubs and flowers, driveway with off street parking for one car. (Additional allocated space to the rear)</p> <p>Rear Garden</p> <p>Well maintained garden with lawn section, borders with mature shrubs and flowers, two sheds, gate with side access.</p> <p>Additional allocated parking space for one car to the rear.</p> <p>BUYER’S INFORMATION</p> <p>Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.</p>
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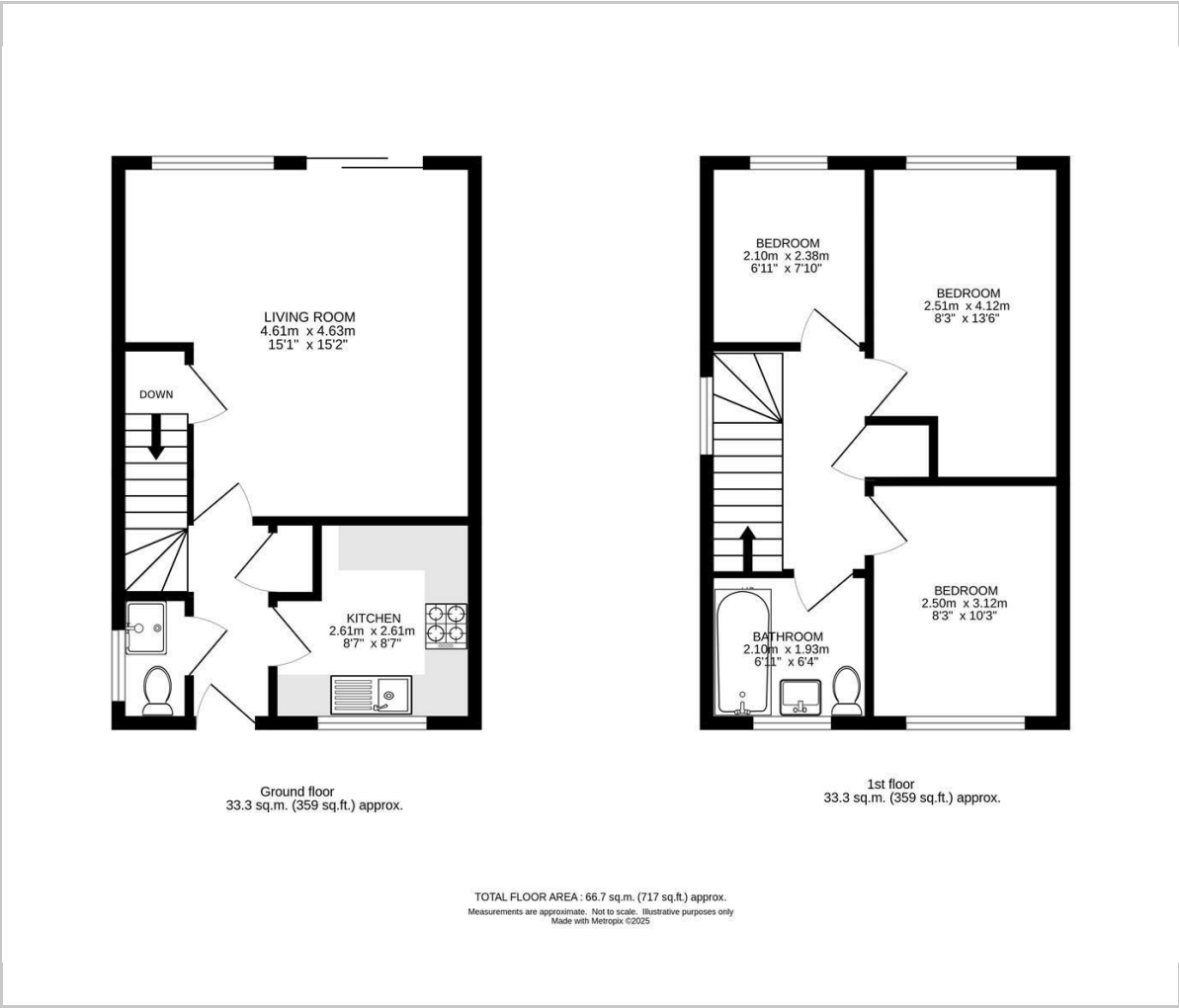








Floor Plan

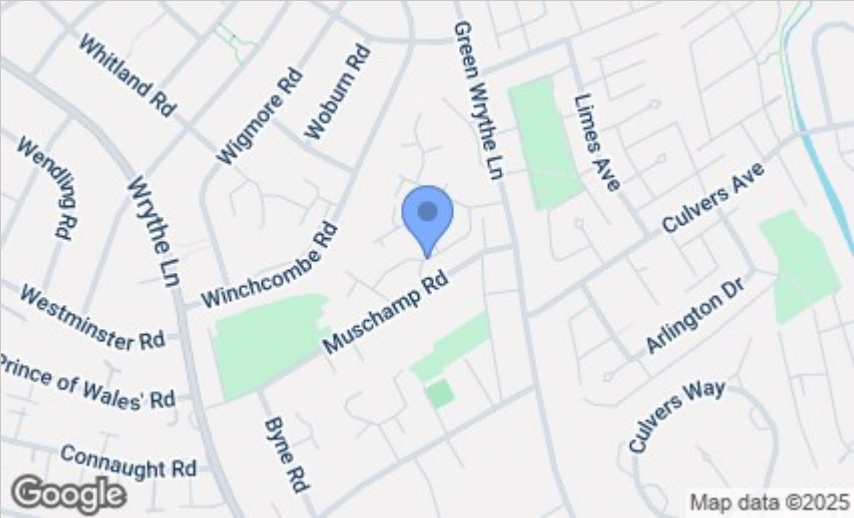


Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

