



11 Watermead Lane, Carshalton, SM5 1HZ



Offers in excess of  
£600,000

**Cromwells**  
ESTATE AGENTS



# 11 Watermead Lane, Carshalton, SM5 1HZ

Offered to the market for the first time in over 40 years is this spacious five bedroom semi detached family home, located in a desirable no through road of just twelve homes in a picturesque setting opposite the River Wandle and the Wandle Trail. This unique and extended property does require updating, but is sold with the benefit of no onward chain, and offers a large open plan through lounge dining room, two bathrooms, five well proportioned bedrooms including a ground floor bedroom with direct access to the rear garden, and a well equipped kitchen with excellent storage space. There is also a garage, off street parking for three cars, and a good sized rear garden. For those looking to add value to the property, there is further scope to extend into the loft, subject to relevant planning being agreed.

The property enjoys a beautiful location along The Wandle Trail, with scenic walks and a bird sanctuary nearby, and overlooking Poulter Park to the rear. There are excellent transport links available, with Mitcham Junction and Hackbridge mainline train stations and Mitcham tram stop both only a short walk away, providing fast links into Central London and Wimbledon, and bus links serving Sutton, Tooting, Wallington and Mitcham. It is also well positioned for local shops and good schools.

## Accommodation

Glazed entrance porch, front door into

## Entrance Hall

Under stairs storage cupboard, radiator, fitted carpet.

## Open plan Living Dining Room

Electric fireplace, fitted carpet, windows to front and rear aspect, double doors leading out to garden.

## Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl sink with chrome mixer tap, space for cooker with extractor fan above, space for tall, fridge freezer, washing machine and tumble dryer, tiled splash back, vinyl floor, window to rear aspect.

## Shower Room

With wall mounted wash hand basin and tiled shower cubicle with thermostatic 'Aqualisa' shower, radiator, ceramic tiled flooring, obscure window to side aspect.

## Separate WC

## Bedroom Five

Radiator, fitted carpet, window to rear aspect, glazed door leading out to garden, wall mounted 'Potterton' boiler.

## Stairs to first floor hallway

## Bedroom One

Radiator, four triple aspect windows to front, side & rear to allow lots of light in the room

## Bedroom Two

Radiator, fitted carpet, window to rear aspect.

## Bedroom Three

Radiator, fitted carpet, window to front aspect.

## Bedroom Four

Radiator, fitted carpet, window to front aspect.

## Bathroom

Three piece suite comprising of panel enclosed bath, pedestal wash hand basin and WC, radiator, airing cupboard housing water tank, tiled walls, vinyl floor, obscure window to rear aspect.

## Outside

## To the front

Garage with up and over door, paved driveway with off street parking for three cars, gate with side access.

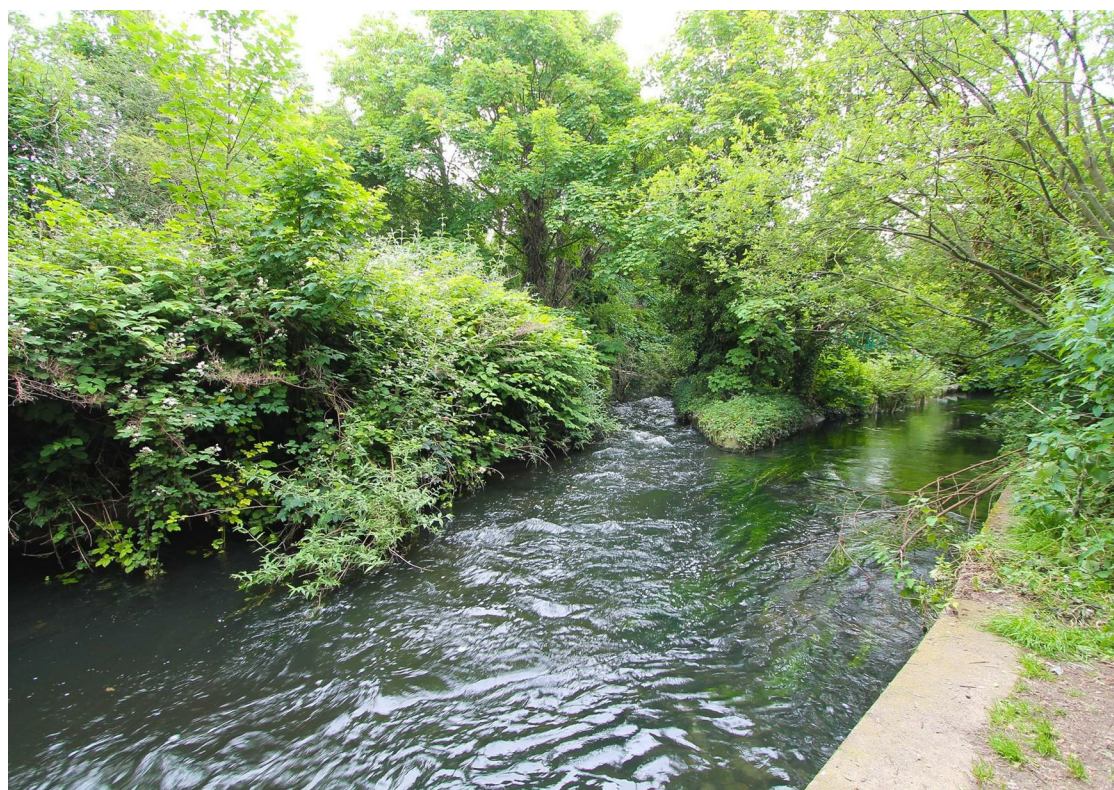
## Rear Garden

Lawn and patio areas, border with flowers, three sheds, outside tap, side access, fence enclosed

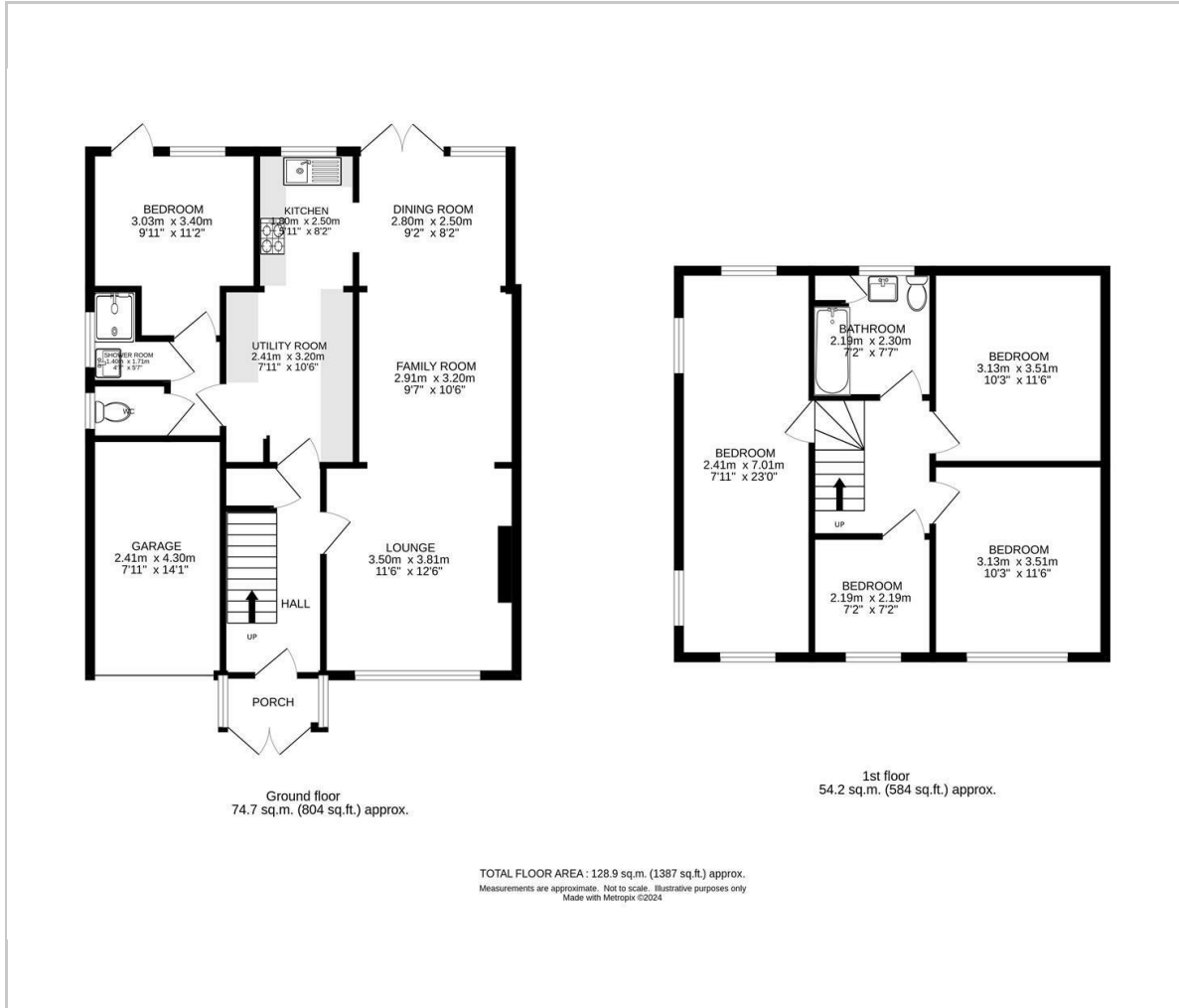




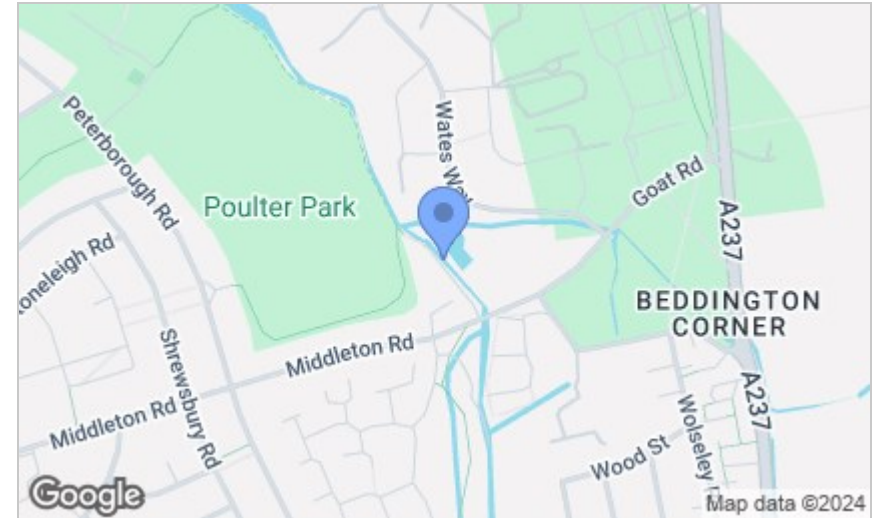




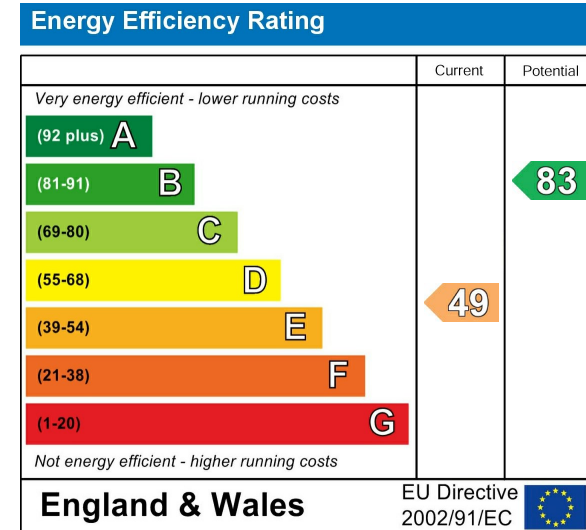
## Floor Plan



## 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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