



3 Anglesey Court Road, Carshalton, Surrey, SM5 3HZ

Guide price £695,000



WH WATSON HOMES
Estate Agents

3 Anglesey Court Road, Carshalton, SM5 3HZ

Watson Homes is pleased to introduce this highly desirable 3 bedroom extended family home . Situated in a sought after location close to a wealth of shops, transport links and highly regarded schools. The property benefits from an extended breakfast room, a downstairs wc, a utility room, a pretty mature excellent size rear garden, a garage and off street parking.

Accommodation

UPVC double glazed door to entrance porch
Tiled step, obscure double glazed front door to

Entrance hall

Stained glass leaded light window to front aspect, single panel radiator, picture rail, under stairs storage, wall mounted thermostat.

Lounge

Double glazed leaded light by window to front aspect, double panel radiator, picture rail, coved ceiling, feature cast-iron fireplace.

Dining room

Glazed wooden doors to rear aspect, double panel radiator, picture rail, serving hatch.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space for tall standing food freezer , tiled splashback, UPVC double glazed window to side aspect.

Breakfast room

UPVC double glazed window to rear aspect and double glazed sliding door to garden, double panelled radiator, coved ceiling, wall lights.

Utility room

Stainless steel sink unit with chrome taps and storage cupboard below, space and plumbing for washing machine/tumble dryer, access to garage and garden.

Downstairs WC

Consisting of low-level pushbutton flush WC, wash hand basin with chrome taps, obscure double glazed window to rear aspect.

Stairs to 1st floor landing

Feature stained glass window to side aspect, loft access, large storage cupboard housing boiler.

Bedroom one

Double glazed leaded light window to front aspect, single panel radiator, fitted wardrobes and drawers, newly fitted wool carpet

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, newly fitted wool carpet

Bedroom three

Double glaze leaded light Oriel window to front aspect, single panel radiator, newly fitted wool carpet

Bathroom

Large three-piece suite comprising panel enclosed bath with chrome taps and thermostatic shower, pedestal wash hand basin with chrome taps, low-level flush WC, shaver point, heated towel rail, two obscure double glazed windows to rear aspect, airing/storage cupboard.

Rear garden - Approximately 90ft

Paved patio area leading to lawn section with mature shrubs and flower beds bordering, garden shed, outside tap, sheltered side access, fence enclosed.

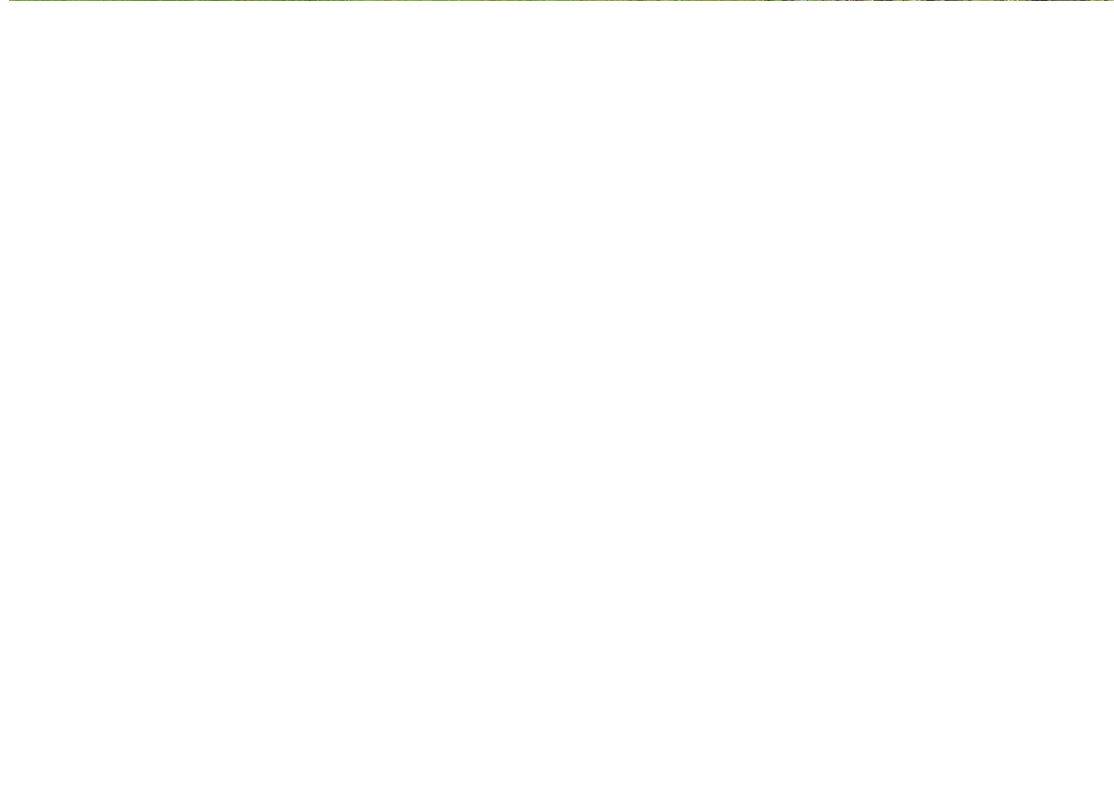
Garage at side

Up/over door at front.

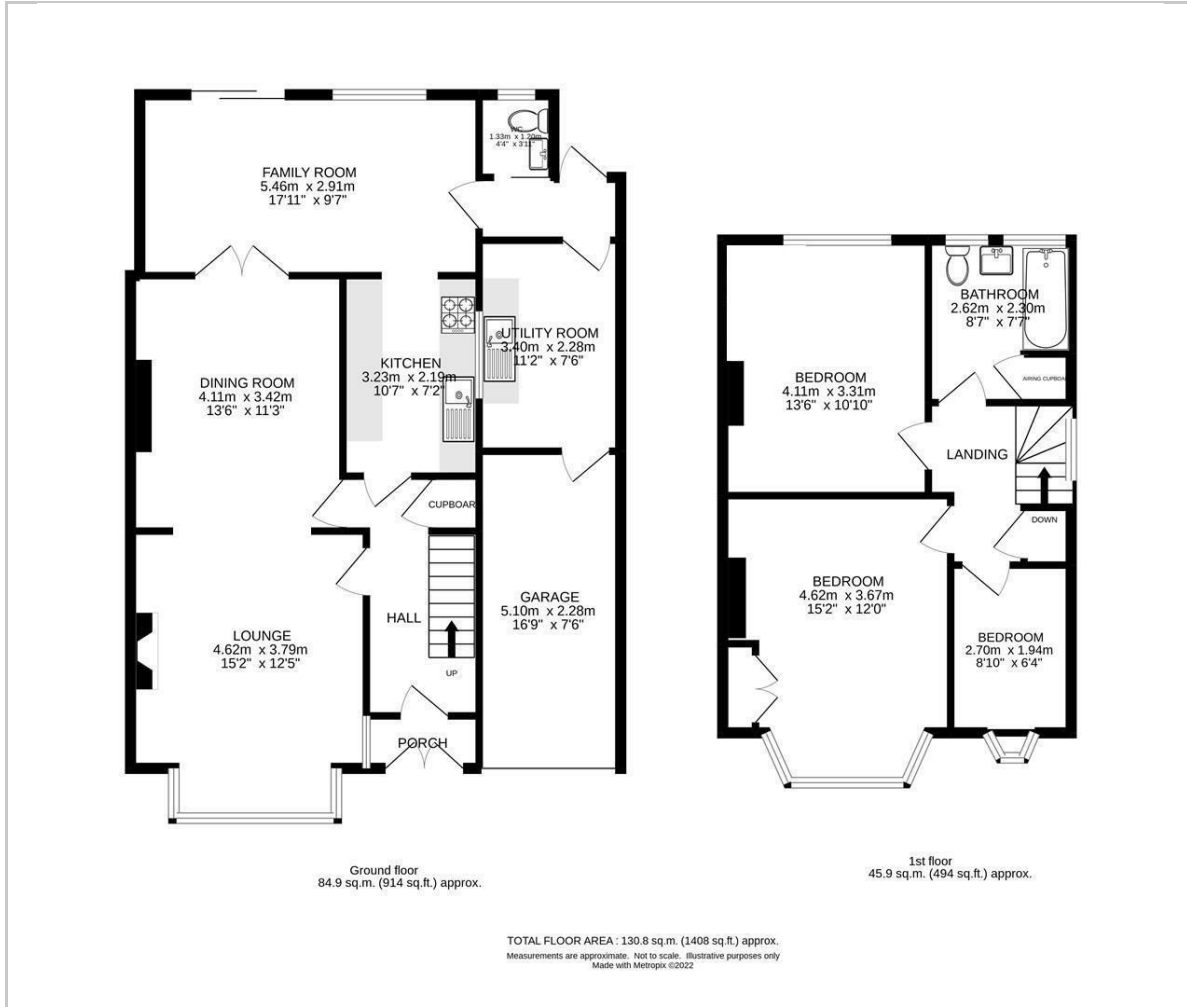




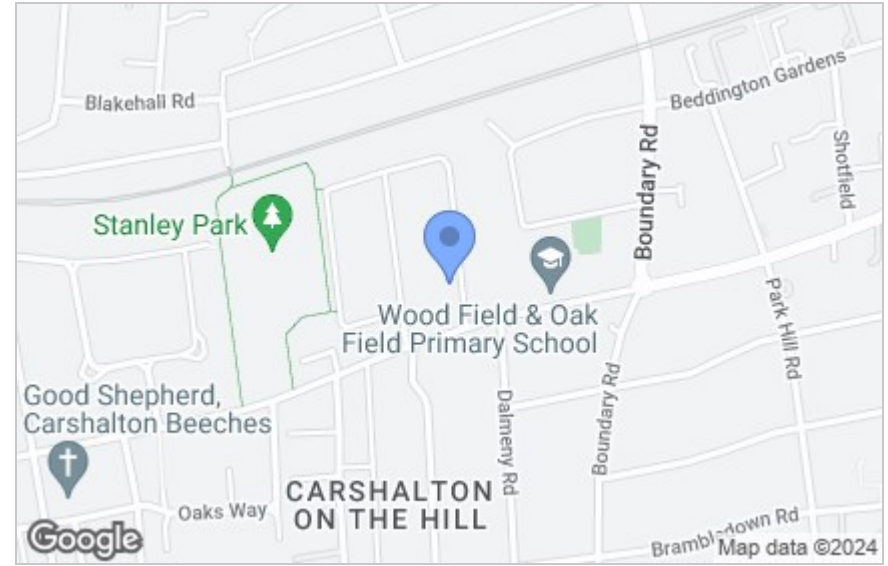




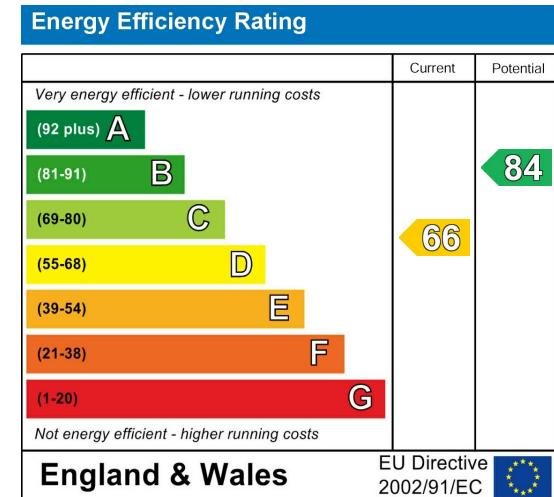
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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