



4 Arcadia Close

Carshalton, SM5 2AE

Guide price £490,000



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## 4 Arcadia Close Carshalton, SM5 2AE

Watson Homes proudly presents this well presented three-bedroom modern terraced residence, nestled in a popular cul-de-sac adjacent to Carshalton Village. Well maintained, the property boasts a contemporary kitchen and bathroom, complemented by a convenient downstairs WC and three good sized bedrooms. Outside, a spacious rear garden awaits, alongside allocated parking for two vehicles.

Ideally situated in Arcadia Close, residents enjoy proximity to local amenities including shops, the Westcroft Leisure Centre, and The Grove Park. A leisurely stroll leads to the vibrant Carshalton Village, offering an array of conveniences. Commuters benefit from excellent transport links, with Carshalton mainline train station just a short walk away, providing swift access to Central London. Additionally, various bus routes serve Wallington, Sutton, Morden, and beyond, ensuring effortless connectivity.

### Accommodation

Covered entrance

Obscure part glazed wooden front door to

Spacious entrance hall

Wood flooring, double panel radiator, storage cupboard and further under stairs storage.

Lounge/diner

Double glazed window to rear aspect and door to garden, double panel radiator, wood flooring.

Kitchen/breakfast room

Range of fitted gloss wall units with matching cupboards and drawers below, rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hop with oven/grill below and extractor fan above, space and plumbing for washing machine and tumble dryer, wall mounted boiler, space for American style, fridge/freezer, tiled flooring, single panel radiator, extractor fan, UPVC double glazed window to front aspect.







**Downstairs WC.**  
Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, extractor fan, single panel radiator.

**Stairs to 1st floor landing.**  
Fitted carpet, cupboard housing hot water tank, loft access.

**Bedroom one.**  
Double glazed windows to front aspect, single panel radiator, fitted wardrobe, wood flooring.

**Bedroom two**  
Double glazed windows to rear aspect, single panel radiator, built-in wardrobe, wood flooring.

**Bedroom three**  
Double glazed window to front aspect, single panel radiator, wood flooring, fitted wardrobe.

**Bathroom**  
Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, tiled walls, tiled flooring, extractor fan, obscure double glazed window to rear aspect, heated chrome towel rail.



**Rear Garden**  
South facing – approximately 45ft  
Large decorative paved patio area, leading to lawn section, large storage shed, fence enclosed.

**Front**  
Allocated parking for 2 vehicles.





## Floor Plan



## Viewing

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

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## Area Map



## Energy Efficiency Graph

