



103 Woodmansterne Road, Carshalton Beeches, SM5 4EG

Offers over £900,000



WH WATSON HOMES
Estate Agents

103 Woodmansterne Road, Carshalton Beeches, SM5 4EG

Watson Homes are delighted to offer this immaculately presented and extended 4 bedroom semi detached family home, situated on a sought after tree lined road close to Oaks Park. The property offers a wealth of accommodation, benefitting from modern open plan living, as well as utility room, downstairs WC, an ensuite shower room, a garage, a beautiful rear garden and ample off street parking.

Accommodation

Sheltered entrance, quarry tiled step, UPVC double glazed front door to..

Spacious entrance hall

Solid oak flooring, double panel radiator, dado rail, obscure double glazed window to side aspect, large storage cupboard, wall lights, wall mounted "hive" heating controls.

Lounge

Large bay with UPVC double glazed windows to front aspect, two double panel radiators, wood flooring, open fireplace with solid hearth.

Open plan kitchen/diner/lounge

Engineered oak flooring, feature log burner, double panel radiator, large storage cupboard, modern radiator, three Velux windows and bi folding doors to rear aspect

Kitchen area

Range of modern fitted wall units with matching cupboards and drawers below, quartz effect worktops with inlaid sink and brushed chrome mixer tap, inset induction hob, Integrated oven/grill, integrated dishwasher, integrated fridge/freezer, UPVC double glazed window to rear aspect.

Utility room

Range of fitted modern wall units with matching cupboards below, quartz effect worktops with large stainless steel sink and chrome mixer tap with hose attachment, cupboard housing boiler, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to side aspect, coved ceiling.

Downstairs WC

Consisting of low-level flush WC , wash hand basin chrome mixer tap, tiled flooring.

Stairs to first floor landing

Double glazed window to side aspect, fitted carpet, cupboard housing mega flow water system.

Bedroom two

UPVC double glazed window to front aspect, double panel radiator, built in wardrobe.

Bedroom three

UPVC double glazed window to rear aspect, , double panel radiator, fitted carpet.

Bedroom four

Dual aspect UPVC double glazed window to front and side aspects, double panel radiator, fitted carpet.

Bathroom

Luxury four piece suite, comprising panel enclosed bath with chrome mixer tap, tiled cubicle with thermostatic shower and sliding screen, wash hand basin with chrome mixer tap and storage cupboards below, low-level pushbutton flush WC, heated chrome towel rail, part tiled walls, extractor fan, UPVC double glazed window to rear aspect.

Stairs to second floor landing

Obscure UPVC double glazed window to side aspect, fitted carpet.

Main bedroom

Velux window to front aspect and French doors to rear Juliet balcony, feature panelled wall, fitted wardrobes and eaves storage, fitted dressing area, double panel radiator, fitted carpet.

Ensuite shower room

Luxury shower room consisting of large tiled walk in cubicle with thermostatic rainfall shower and hand attachment, large wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, tiled flooring.

Approximately 125 ft (west facing)

Large paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, rear patio area with Pergola, potting shed, fence enclosed, outside water and power supply, side access.

Garage at side

Up/over door at front

Front

Block paved driveway providing off street parking.

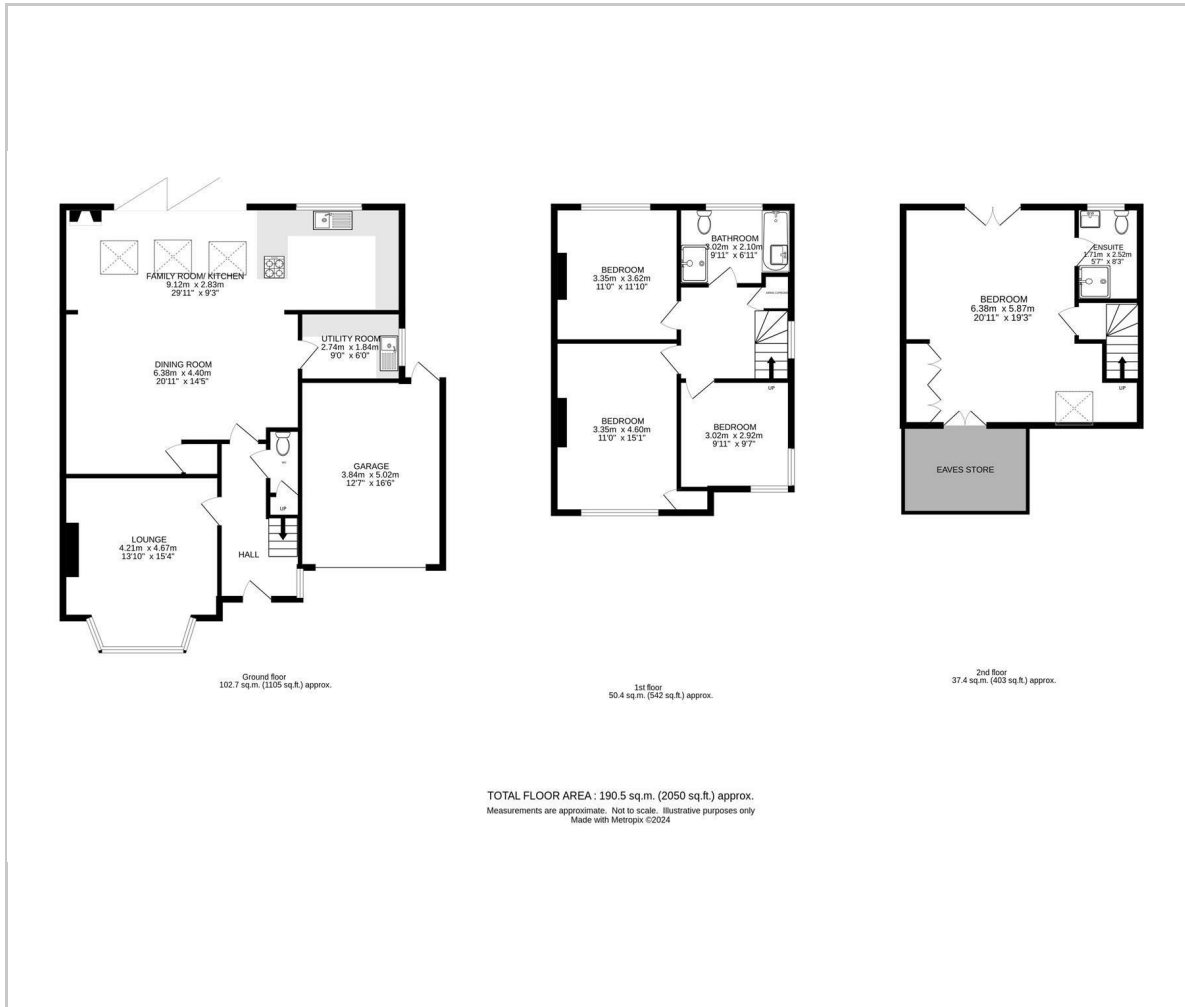




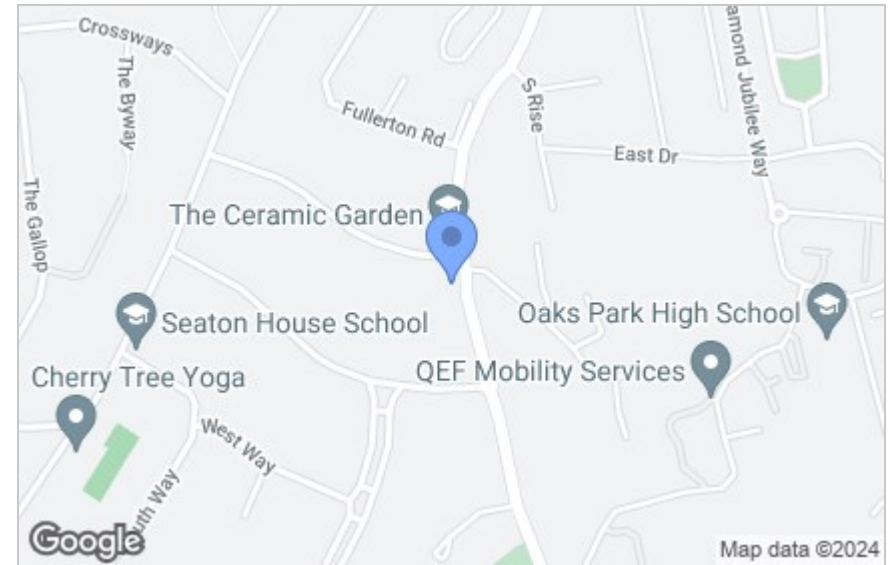




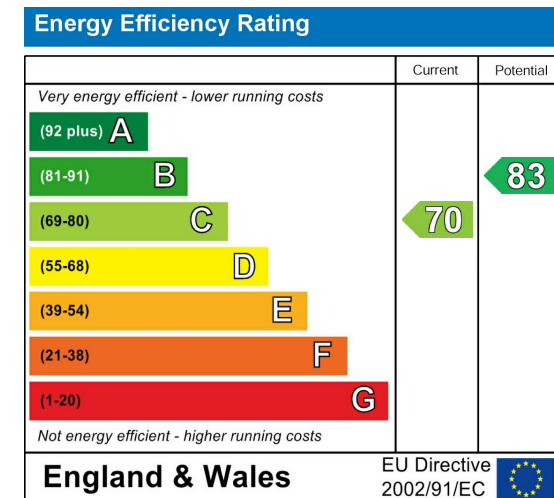
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.