



42 Salisbury Road, Carshalton, SM5 3HD

Offers over £750,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming FOUR DOUBLE BEDROOM, extended family home. The property is located in a sought after location close to an abundance of shops, transport links and desirable schools.

This deceptively spacious property offers a wealth of accommodation including an 18ft lounge, 25ft family room, a 20ft kitchen/diner, a utility room, a downstairs WC and a detached garage to the rear,

Accommodation

Part glazed Georgian style front door to..

Entrance hall

Tiled flooring, single panel radiator, bespoke part glazed wooden door to..

Spacious entrance hall

Obscure UPVC double glazed window to side aspect, double panel radiator, picture rail, under stairs storage cupboard, wall mounted thermostat.

Lounge

UPVC double glazed bay window to front aspect and feature oval port hole window at side, single panel radiator, gas fireplace with wood mantle piece.

Family room

UPVC double glazed patio doors to rear aspect, Velux window, two double panel radiators, open fireplace, coved ceiling.

Kitchen/diner

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset five ring gas hob with extractor fan above and oven/grill below, space and plumbing for dishwasher, space for American style fridge/freezer, two Velux windows, double glazed bi folding doors to rear aspect, tiled effect flooring, single panel radiator.

Utility room

Fitted wall unit with cupboard space below, stainless steel sink with chrome mixer tap and hose attachment, space and plumbing for washing machine, space for tall standing fridge/freezer, wall mounted "Worcester" boiler .

Downstairs WC.

Consisting of low-level pushbutton and flush WC, wash hand basin with chrome mixer tap, tiled flooring, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, picture rail, loft access.

Bedroom one

Double glazed leaded light window to front aspect, tiled cubicle with thermostatic shower, fitted wardrobes, single panel radiator, picture rail.

Bedroom two

Double glazed leaded light window to rear aspect, fitted wardrobes, single panel radiator, picture rail.

Bedroom three.

Glazed leaded light window to front aspect, single panel radiator, fitted wardrobe, picture rail.

Bedroom four

UPVC double glazed window to rear aspect, fitted wardrobe, picture rail, modern radiator.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic power shower above, his and hers wash hand basins with chrome mixer taps and storage cupboards below, part tiled walls, obscure UPVC double glazed window to side aspect.

Separate WC.

Consisting of low-level push button flush WC and obscure window to side.

Rear garden – approximately 80ft (West facing) Large paved patio area leading to lawn section with mature shrubs at side, outside tap, side and rear access.

Detached garage at rear with power and light.

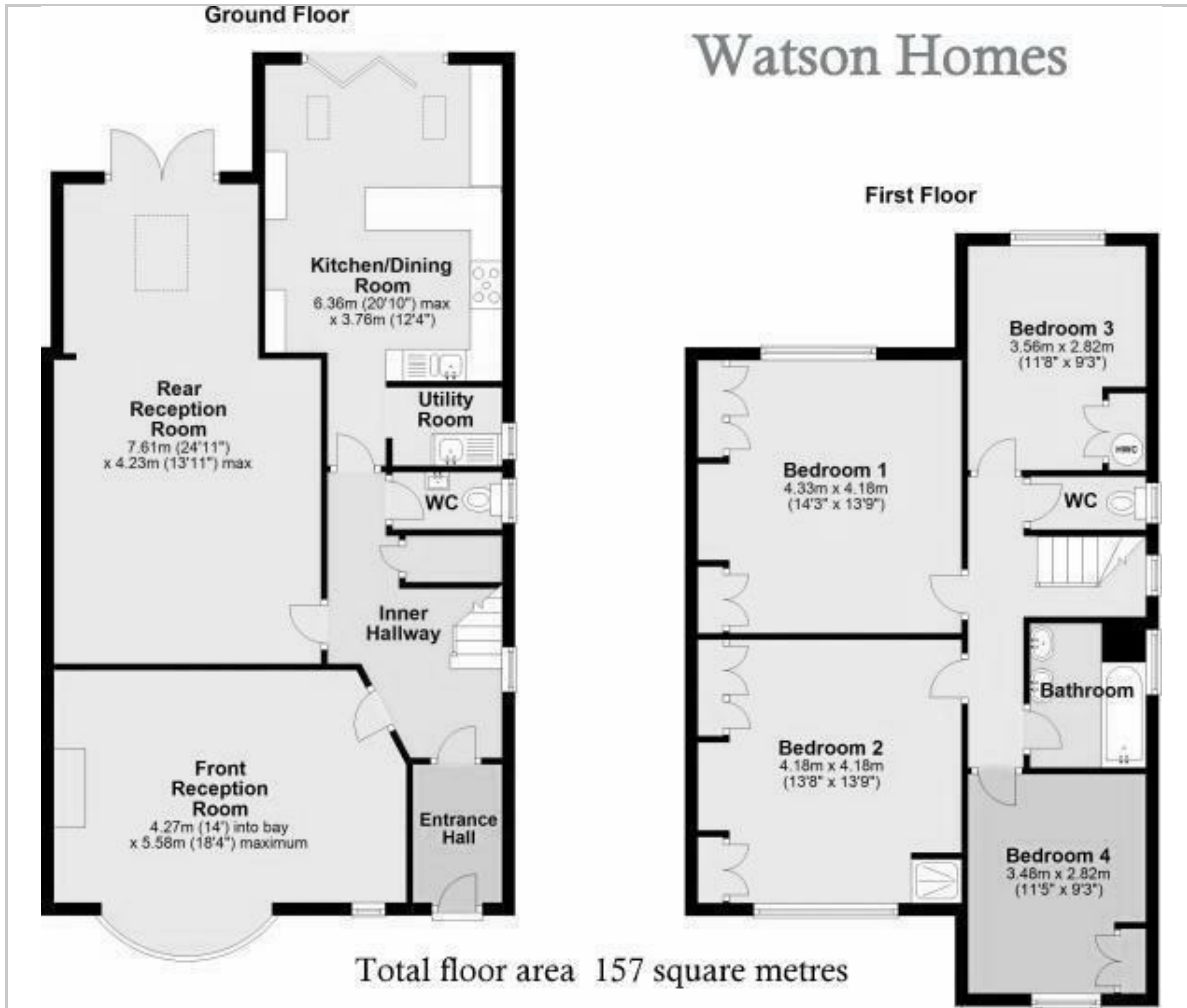








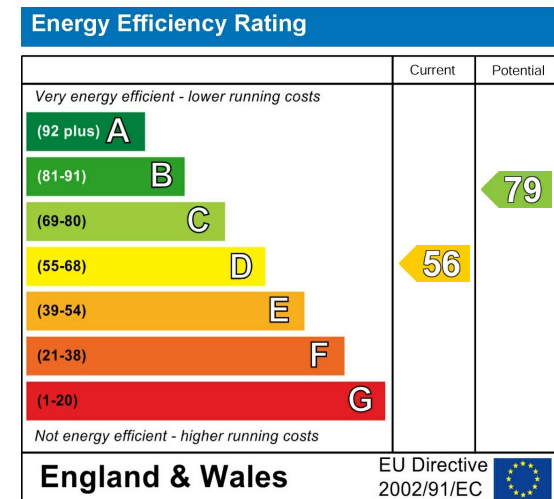
Floor Plan



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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