



95 Pine Walk, Carshalton, SM5 4HL

£1,250,000



**WH WATSON HOMES**  
Estate Agents



## 95 Pine Walk, Carshalton, SM5 4HL

Location! Location! Watson Homes are delighted to offer this charming four double bedroom detached family home, located on a BOLD CORNER PLOT in a much sought after tree lined road in Carshalton Beeches. A large garage accessed from the side road is another benefit.

The property offers a wealth of accommodation including four bedrooms, two of which have ensuite bathrooms, as well as a family bathroom, a 26ft lounge, a large rear garden as well as two garages, further scope to extend s.t.p.p and NO ONWARD CHAIN.

The property is also within easy reach of all nearby amenities and transport links, as well as the usual excellent schools in the area.

### Accommodation

Part glazed wooden doors to entrance porch, wood flooring, ornate wooden front door to..

#### Spacious entrance hall

Solid wood flooring, covered radiator, picture rail, wall mounted thermostat, under stairs storage cupboard, coved ceiling and ceiling rose.

#### Dining room

Double glazed leaded light window to front aspect, covered radiator, picture rail and dado rail, coved ceiling and ceiling rose, parquet flooring, electric fireplace with brick surround.

#### Lounge

Double glazed leaded light window to front aspect and double glazed windows and sliding door to rear aspect, covered radiator and double panel radiator, parquet flooring, picture rail, coved ceiling and ceiling roses, gas fireplace with marble hearth and wooden mantelpiece.

#### Utility area

Roll top work surface with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted water heater, double panel radiator, double glazed sliding doors to front and rear aspects.

#### Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop works surfaces with inlaid 1 & 1/2 bowl sink and chrome mixer tap, space and plumbing for dishwasher, space for fridge/freezer, wood effect vinyl flooring, obscure window and door to side and double glazed window to rear aspect.

#### Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome mixer tap, part tiled walls, Amtico flooring, obscure double glazed window to rear aspect, storage cupboard.

#### Stairs to spacious 1st floor landing

Double glazed leaded light window to front aspect, picture rail, ceiling rose, cupboard housing hot water tank and fitted shelving, loft access with pulldown loft ladder.

#### Bedroom one

Double glazed leaded light window to front aspect, single panel radiator, picture rail, fitted wardrobes with sliding mirror doors.

#### Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level flush WC, single panel radiator, obscure double glazed window to side aspect.

#### Walk in wardrobe

Fitted hanging rail, shelving and heated towel rail.

#### Bedroom two

Double glazed leaded light window to rear aspect, single panel radiator, picture rail, fitted wardrobe with sliding mirror doors.

#### Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level flush WC, obscure double glazed window to side aspect, walk in wardrobe with fitted hanging rails and eaves storage, single panel radiator.

#### Bedroom three

Double glazed leaded light window to front aspect, single panel radiator, picture rail, fitted wardrobes with sliding doors.

#### Bedroom four

Double glazed leaded light window to rear aspect, single panel radiator.

#### Family bathroom

Comprising panel enclosed Jacuzzi bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, low-level bidet with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low-level flush WC, single panel radiator, shaver point, obscure double glazed leaded light window to rear aspect.

Rear garden - approximately 120ft (South facing) Large paved patio area leading to lawn section with shrubs and hedges bordering, side access, rear vehicular access, outside tap, summer house and garden shed.

#### Detached garage at rear

Up/over door at front and hardstanding for further off street parking.

\*PREVIOUS PLANNING PERMISSION GRANTED FOR A DOUBLE GARAGE, HOME OFFICE AND GARDEN ROOM\*

#### Garage at side

Electric up/over door at front, fitted wall units and storage space at side, power and lighting, single panel radiator.











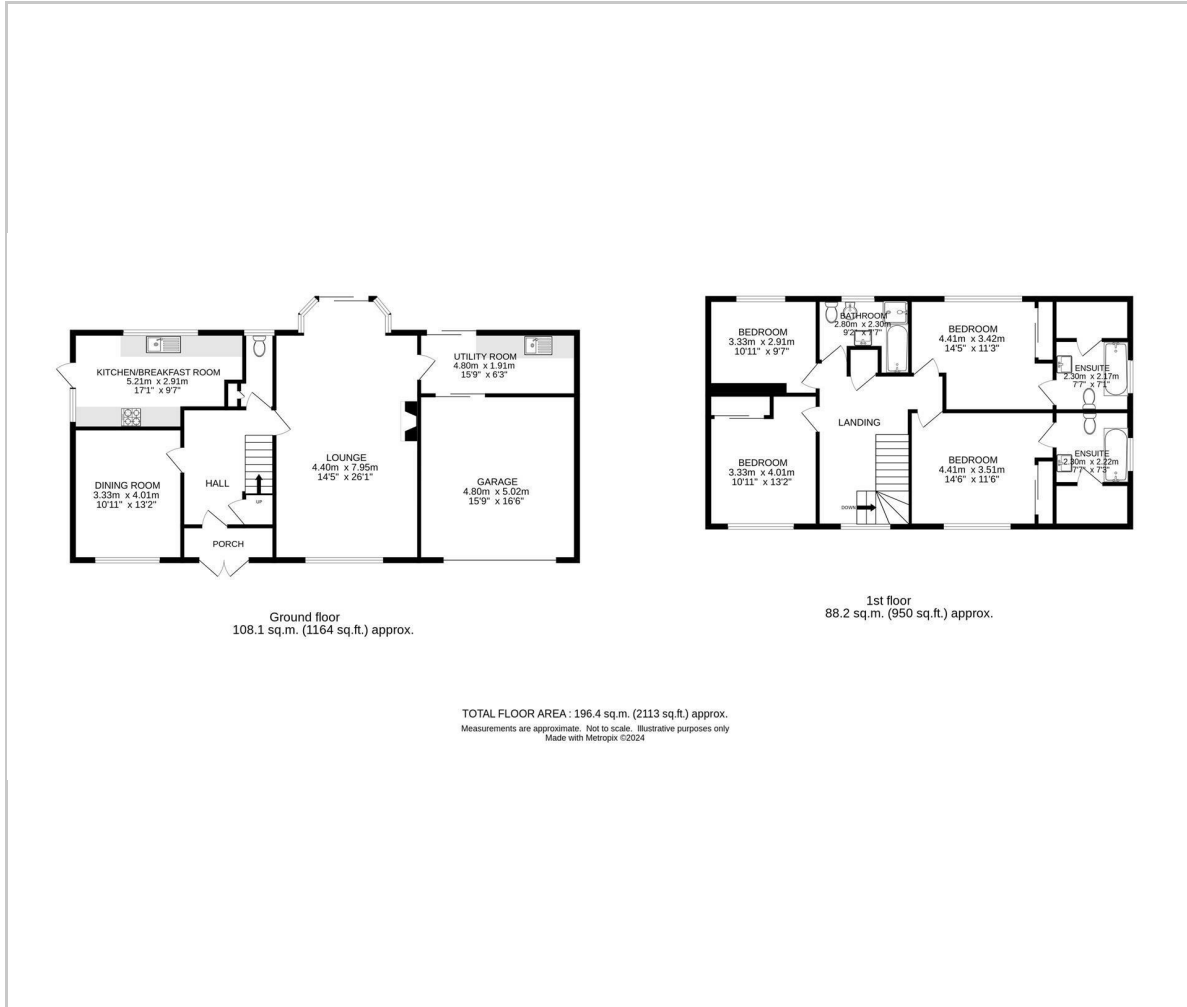








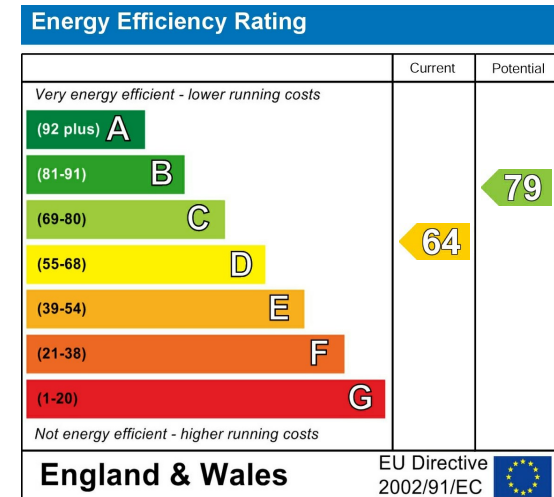
## Floor Plan



## 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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