



26 Barrow Avenue, Carshalton, SM5 4NY



Offers over £800,000

**WH WATSON HOMES**  
Estate Agents

## 26 Barrow Avenue

Carshalton, SM5 4NY

Offers over £800,000

A rare opportunity to acquire this spacious three bedroom semi detached property, occupying an unusually wide plot, providing excellent potential for a significant extension (STPP).

The property is situated sought after and quiet cul de sac location, close to local schools, shops and transport links as well as many highly regarded schools.



### Accommodation

Enclosed entrance porch  
Entrance hall

Doors leading to

Dining room  
16' 3" x 12' 9" (4.95m x 3.88m)  
Front aspect. Bay window.

Reception room  
13' 8" x 12' 10" (4.16m x 3.91m)  
Rear aspect. Door to garden.

Kitchen  
12' 11" x 7' 5" (3.93m x 2.26m)  
Rear aspect. Door leading to conservatory.

Conservatory  
13' 2" x 10' 7" (4.01m x 3.22m)  
Doors leading to garden and family room.





Family room  
15' 11" x 15' 5" (4.85m x 4.70m)

Ground floor shower room

Stairs to first floor landing

Bedroom one  
15' 3" x 9' 10" (4.64m x 2.99m)  
Front aspect. Bay window.

Bedroom two  
13' 7" x 11' 5" (4.14m x 3.48m)  
Rear aspect

Bedroom three  
10' 3" x 7' 6" (3.12m x 2.28m)  
Rear aspect

Family Bathroom

Outside  
Rear garden extending to approximately 70ft

To front

Driveway for off street parking.



## Floor Plan



## Viewing

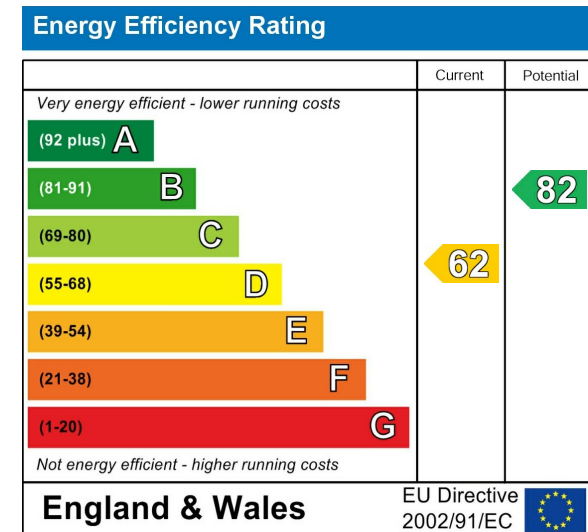
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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