



24 Princes Avenue, Carshalton, SM5 4NZ

Offers over £750,000



WH WATSON HOMES
Estate Agents

24 Princes Avenue, Carshalton, SM5 4NZ

Watson Homes are delighted to offer this immaculately presented three bedroom semi detached family home. The property benefits three food size bedrooms, a modern kitchen, a luxury four piece bathroom suite, a downstairs WC, a large rear garden, off street parking and excellent scope to extend s.t.p

Situated in the London borough of Sutton, the property is near to a wide array of outstanding state primary schools including Stanley Park Infants, Barrow Hedges, Bandon Hill & All Saints Carshalton. Secondary schools include nationwide renowned grammars Wallington High School for Girls, Nonsuch, Sutton Grammar, Wilsons & Wallington Boys.

Commuters are also keen on the area due to the easy access out towards the M25 via the A217 whilst Carshalton Beeches train station is only a few moments away and provides services into London and beyond.

Accommodation

Enclosed entrance porch

Tiled flooring, obscure part glazed front door to..

Spacious entrance hall

Obscure UPVC double glazed window to side aspect, engineered oak flooring, double panel radiator, coved ceiling, under stairs storage cupboard, wall mounted thermostat.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling, fitted plantation shutters, engineered oak flooring.

Dining room

Double glazed sliding door to rear aspect, engineered oak flooring, modern radiator, coved ceiling.

Kitchen

Range or fitted wooden wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink with chrome mixer tap and water softener, inlaid hob with oven/grill below and extractor fan above, space for tall standing fridge/ freezer, integrated dishwasher and washing machine, tiled splash back, tiled flooring, UPVC double glazed window to rear aspect and door to side, double panel radiator.

Downstairs WC

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

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, engineered oak flooring, loft access with pull down loft ladder, coved ceiling, large storage cupboard.

Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel

radiator, fitted wardrobes and drawers, engineered oak flooring, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, engineered flooring, coved ceiling, double panel radiator, fitted wardrobe and desk area.

Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, engineered oak flooring, coved ceiling.

Bathroom

Luxury modern four piece suite consisting of tiled cubicle with thermostatic shower and hand attachment, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated towel, tiled walls, tiled flooring, UPVC double glazed window to rear aspect.

Rear garden – approximately 130 ft (South Westerly facing) Paved patio area leading to large lawn section with mature shrubs bordering, garden shed, large summer house/storage unit, outside tap, fence enclosed, gated side access, outside storage housing boiler.

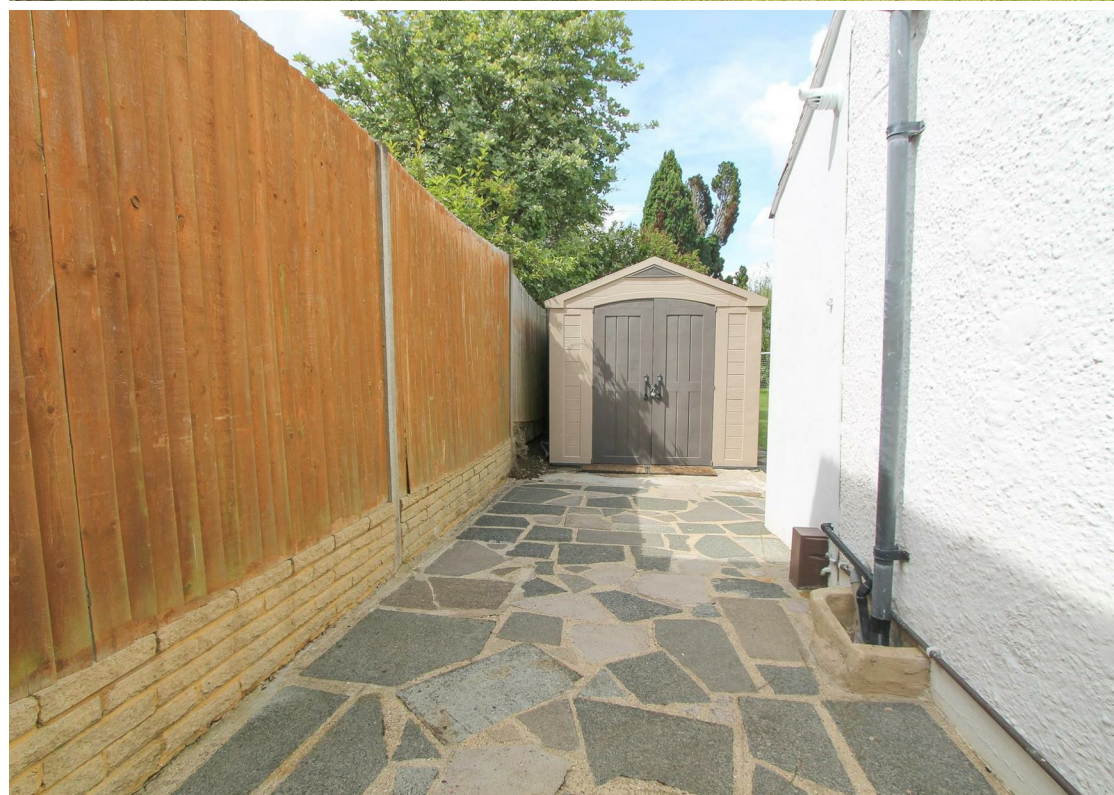
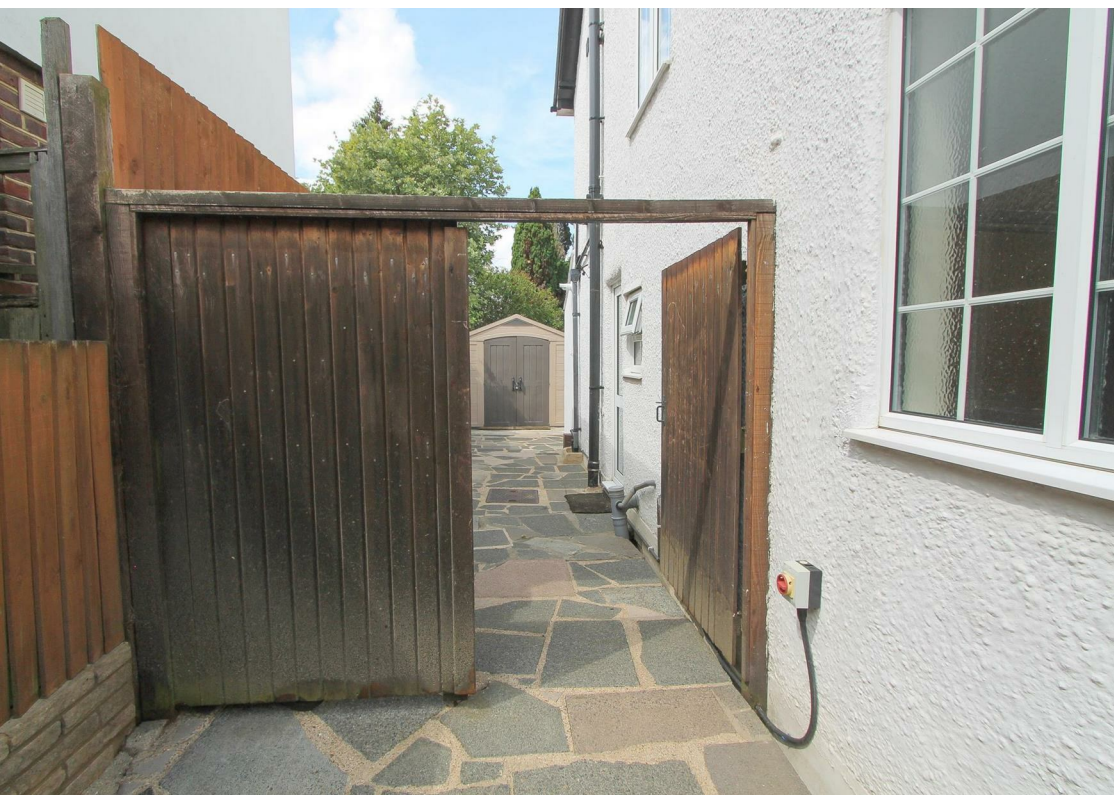
Front

Paved driveway providing off street parking with lawn area at side.

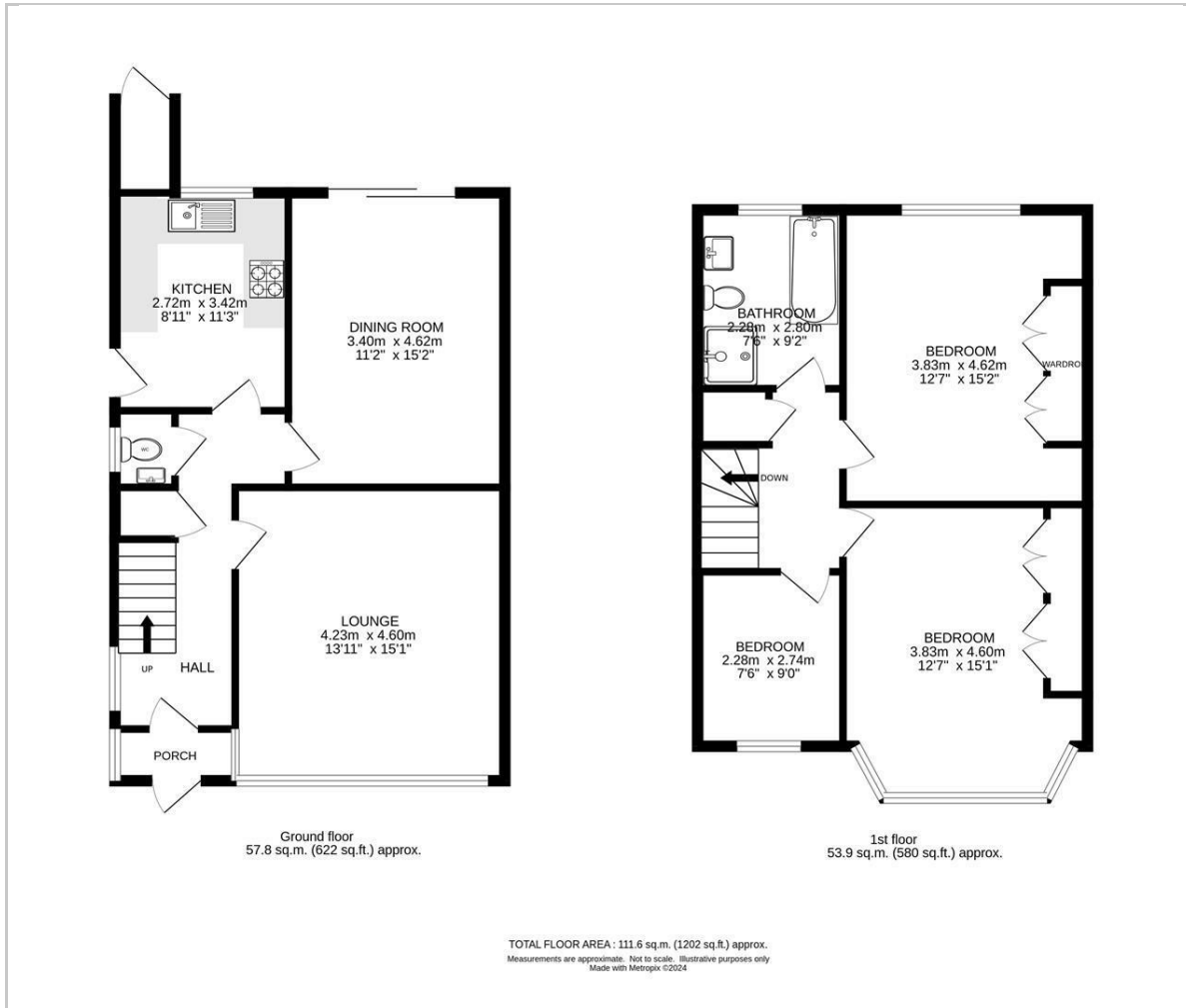








Floor Plan



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

