



14 Gaynesford Road, Carshalton, SM5 4NJ

Guide price £525,000



**WH WATSON HOMES**  
Estate Agents

## 14 Gaynesford Road, Carshalton, SM5 4NJ

Watson Homes are delighted to offer this three bedroom semi detached house located in a popular residential area close to sought after schools, shopping parades, bus routes and Carshalton Beeches station.

The property benefits from two reception rooms, a spacious kitchen/breakfast room, a pretty rear garden and ample off street parking.

### Accommodation

Double glazed entrance porch, front door to..

#### Entrance hall

Radiator, fitted carpet, double glazed window to side aspect, under stairs storage cupboard.

#### Dining room

Radiator, fitted carpet, double glazed window to front aspect.

#### Living room

Electric fireplace, radiator, fitted carpet, double glazed windows to front and rear aspects.

#### Kitchen

Range of fitted kitchen units and drawers, laminate worksurfaces, insert stainless steel sink with chrome mixer tap, space for tall standing fridge/freezer, space for cooker and plumbing for washing machine, pantry cupboard also housing boiler and immersion heater, radiator, tiled flooring, double glazed door leading out to garden, double glazed window to side aspect.

Stairs to 1st floor, hallway, loft access.

#### Bedroom one

Radiator, fitted carpet, built-in storage cupboard , double glazed window to front aspect.

#### Bedroom two

Radiator, fitted carpet, double glazed window to front and rear aspects.

#### Bedroom three

Radiator, fitted carpets, double glazed window to rear aspect

#### Bathroom

Three-piece suite comprising panel enclosed bath with chrome taps , electric shower,

wash, hand basin with chrome taps, WC, radiator, vinyl floor, obscure double glazed window to side aspect.

#### Rear garden

Well maintained garden with lawn and patio areas, borders with shrubs and flowers, garden shed, outside tap, side access.

#### Front

Hardstanding, providing off street parking with lawn area at side.

Floor plan and EPC coming soon...

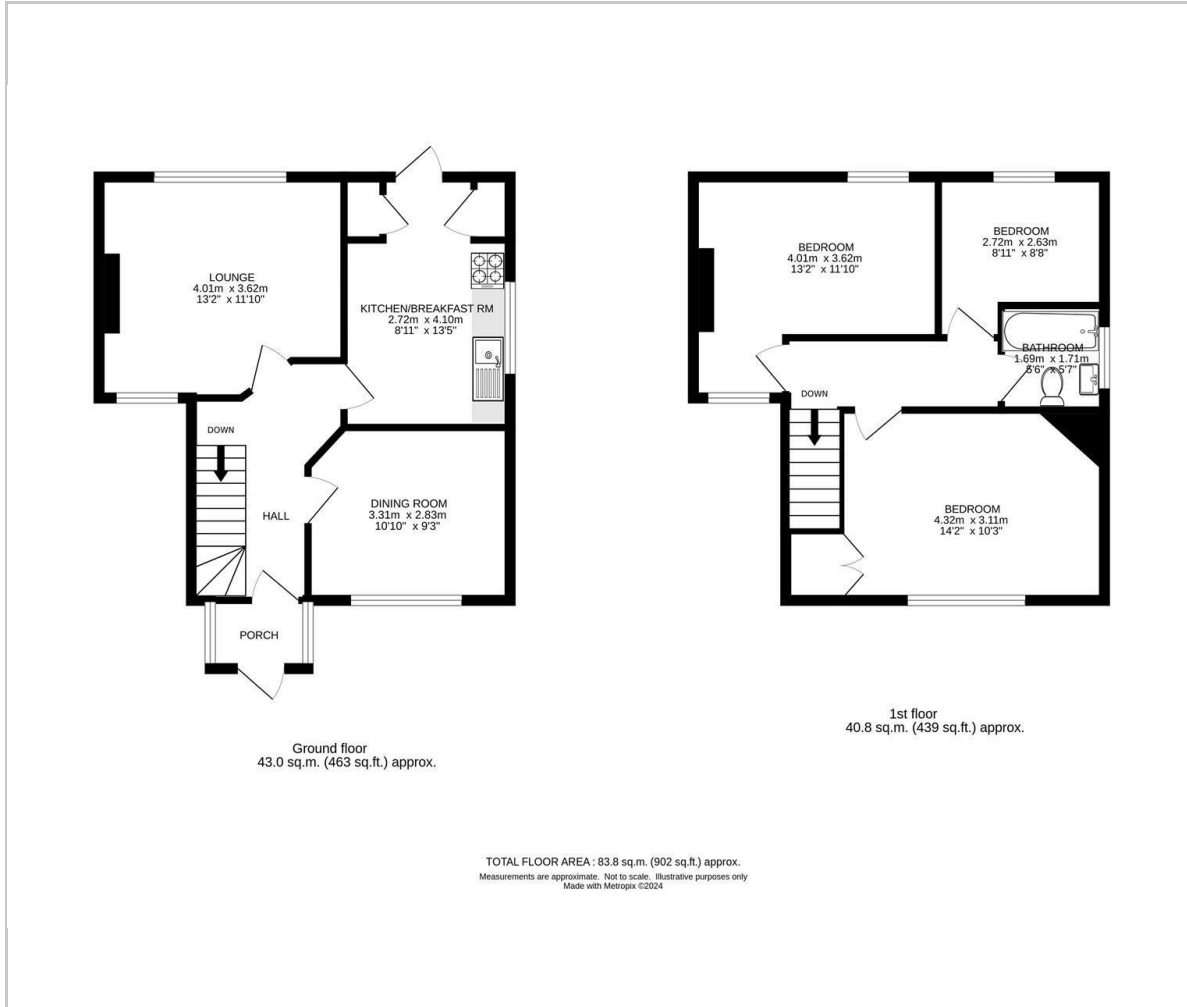








## Floor Plan

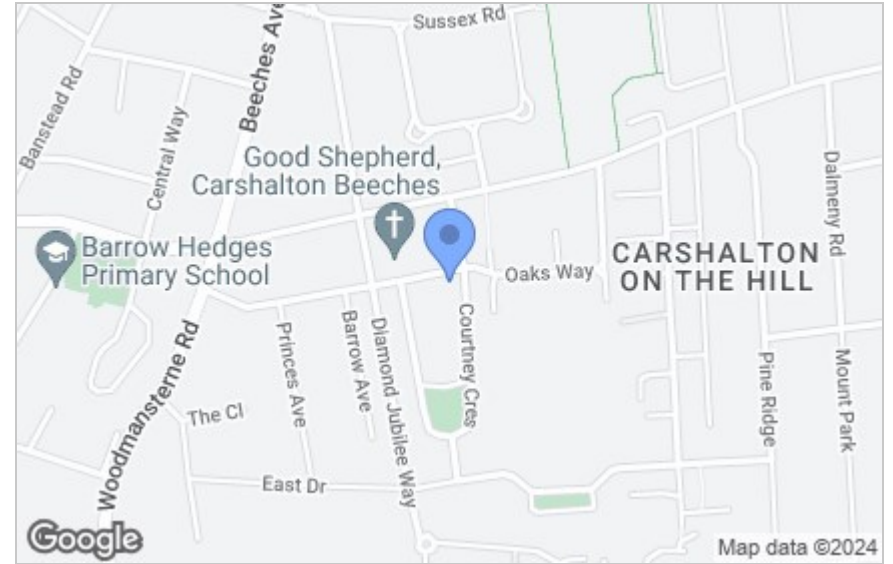


## Viewing

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

