



41 Cambridge Road, Carshalton Beeches, SM5 3QR



Guide price £675,000

**WH WATSON HOMES**  
Estate Agents

# 41 Cambridge Road

## Carshalton Beeches, SM5 3QR

Watson Homes are pleased to offer this five bedroom semi detached house located in a prime Carshalton Beeches location with all the local amenities the parade has to offer including the local Butcher, cafes and restaurants, barbers, hairdressers, nail bars, fish and chip shop, dentists and gift shops among others. The local Bakers at the top of the hill is also a favourite with all the locals. Also centrally located for many great schools in the area.

The property offers two good size reception rooms, a kitchen/breakfast room, a utility room, a garage and ample off street parking. Viewings are strongly recommended

### Accommodation

UPVC double glazed entrance porch  
Tiled step

UPVC double glazed front door to..

Spacious entrance hall  
Oak flooring, single panel radiator, coved ceiling, under stairs storage cupboard, wall mounted alarm panel.

Lounge  
UPVC double glazed window to front aspect, fitted plantation shutters, two single panel radiators, fireplace with marble effect surround, coved ceiling and ceiling rose.

Dining room  
UPVC double glazed sliding door to rear aspect, wood flooring, single panel radiator, coved ceiling and ceiling rose.

Kitchen/breakfast room.  
Range of fitted wooden wall units with matching cupboards and drawers below, Quartz worktops with inlaid stainless steel sink and chrome mixer tap with hose attachment, four ring gas hob with extractor fan above and oven/grill below, space and plumbing for dishwasher, tiled flooring, tiled walls, UPVC double glazed window to rear aspect, coved ceiling.

Utility room





Roll top work surface with space and plumbing for washing machine and tumble dryer below, space for American style fridge/freezer, wall mounted boiler, access to garage and door to garden.

#### Downstairs WC

Consisting of low-level push button flush WC and wash hand basin with chrome taps.

#### Stairs to 1st floor landing

UPVC double glazed window to side aspect, fitted plantation shutters, single panel radiator, coved ceiling.

#### Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, single panel radiator, fitted wardrobe, coved ceiling.



#### Bedroom two

UPVC double glazed window to rear aspect, fitted plantation shutters, fitted wardrobes, single panel radiator, cover ceiling.

#### Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, wood flooring, single panel radiator, coved ceiling.

#### Bathroom

Consisting of tiled cubicle with thermostatic chrome shower and hand attachment, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect, heated chrome towel rail.

#### Separate WC

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

#### Stairs to 2nd floor landing

Obscure UPVC double glazed window to side aspect.

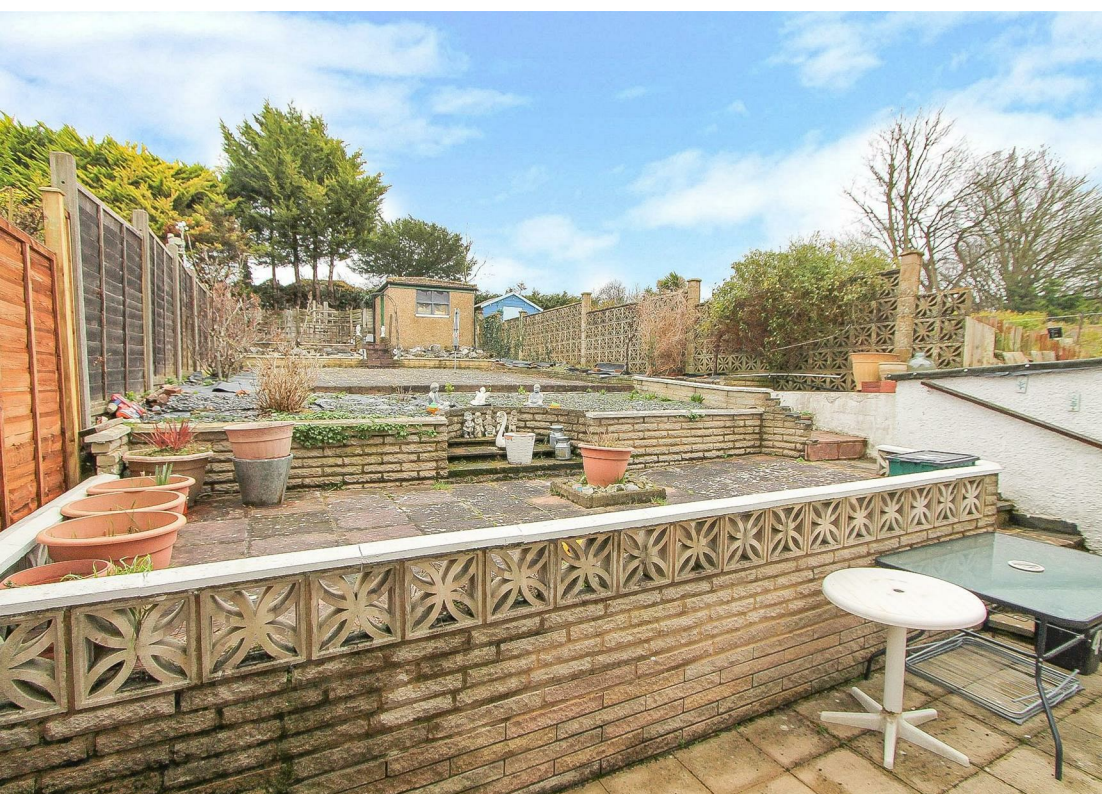
#### Bedroom four

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

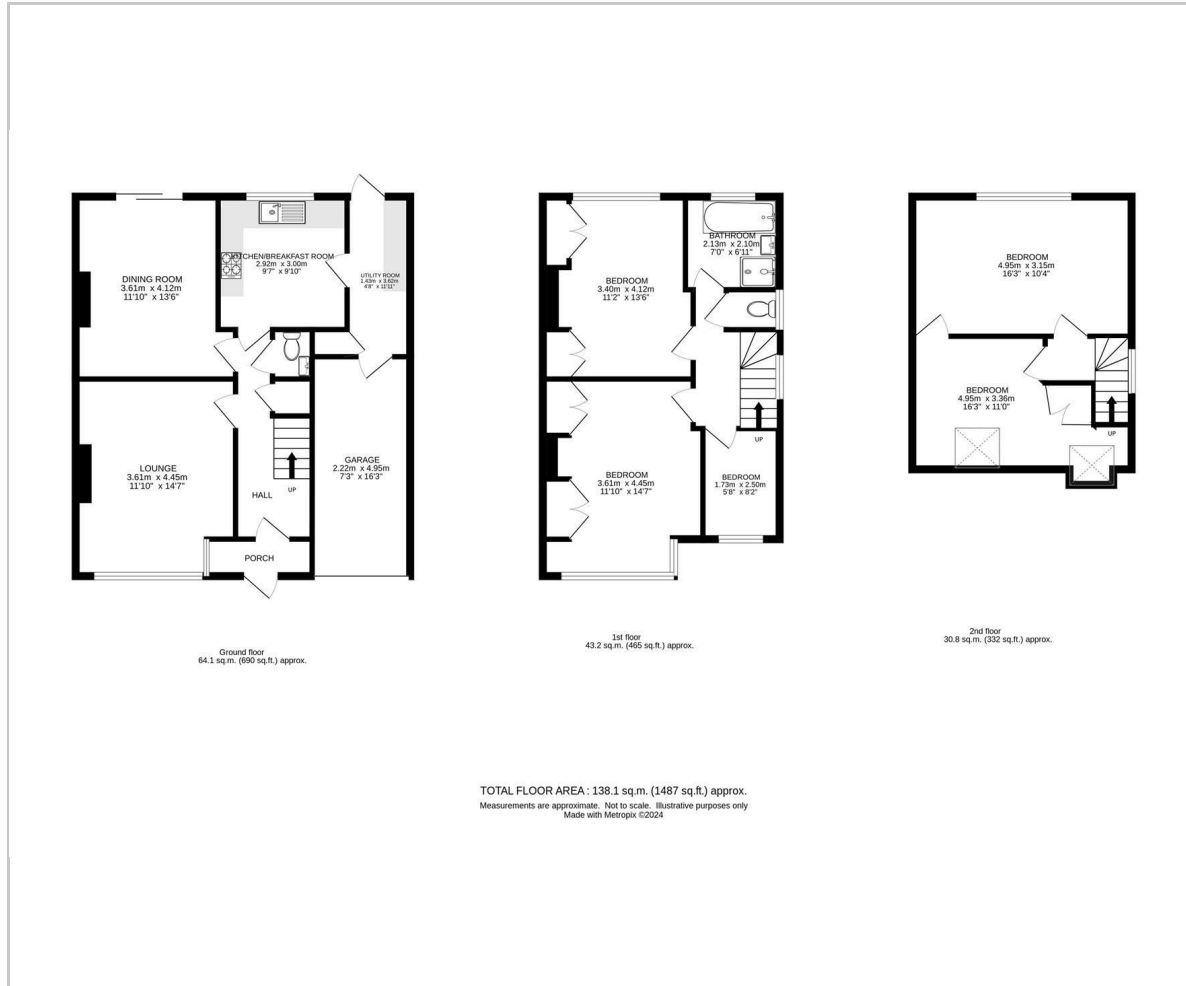
#### Bedroom five/study

Two Velux windows to front aspect, eaves storage, fitted wardrobe.

Rear garden – East facing approximately 80ft Large paved patio area, leading to further paving and seating areas, flowerbeds bordering, detached brick built workshop & storage shed, outside tap, fence enclosed.



## Floor Plan

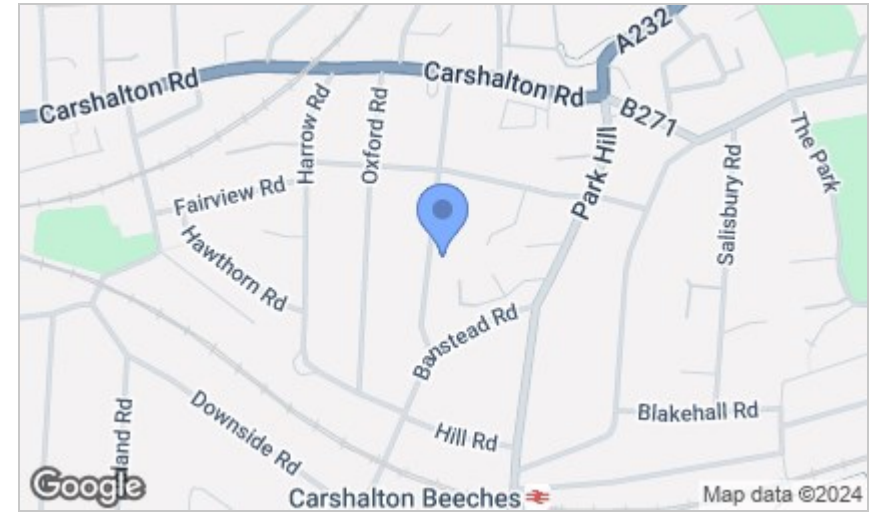


## Viewing

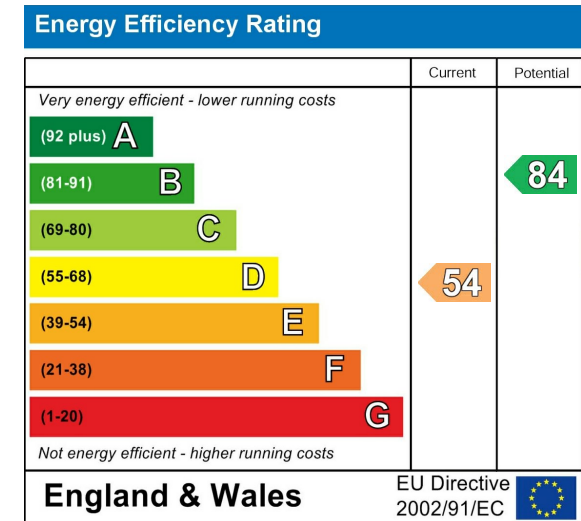
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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