



91 Denmark Gardens, Carshalton, Surrey, SM5 2JN



Offers over £325,000

**WH WATSON HOMES**  
Estate Agents



# 91 Denmark Gardens

Carshalton, SM5 2JN

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**EXTENDED LEASE!!** Nestled in the heart of Denmark Gardens, Carshalton, this charming 3 bedroom maisonette offers a delightful living space for those seeking comfort and convenience. Boasting large lounge/diner, three bedrooms, and a well-appointed modern bathroom, this property is perfect for families or individuals looking for a new place to call home.

As you step into this spacious three-bedroom apartment on the first floor, you are greeted by a sense of warmth and tranquillity. The highlight of this lovely abode is the stunning large balcony, where you can unwind and soak in the beauty of summer evenings. Imagine sipping a cup of tea or enjoying a good book in this serene outdoor space.

Conveniently located in central Carshalton, this property offers easy access to local shops, bars, and restaurants, making everyday errands a breeze. For those who work or enjoy leisure activities in London, the proximity to the train station allows for quick and convenient commutes, ensuring you can make the most of what the city has to offer while still enjoying the peaceful surroundings of Carshalton.

With the edition of an newly extended Lease and low maintenance costs, this maisonette presents an ideal opportunity for those looking for a secure investment with minimal upkeep. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this property is worth an internal viewing.



## Accommodation

ENTRANCE HALL

Front door, staircase, radiator.

LOUNGE

165" x 11'10"





Double glazed window, Juliet balcony, built in cupboard, two radiators.

#### MODERN FITTED KITCHEN

11'10" x 8'2" (3.6m x 2.5m).

Range of modern cream gloss fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven, microwave and electric hob with chrome extractor fan above, integrated dishwasher, space for tall fridge/freezer, tumble dryer and washing machine, cupboard, housing 'Worcester' combination boiler, tiled splashback, vinyl floor, double glazed window to front aspect, pantry.

#### LANDING

Access to loft, radiator.

#### BEDROOM 1

12'9" (3.89m) x 11'2" (3.4m)

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

#### BEDROOM 2

12'5" (3.78m) x 8'7" (2.62m)

Radiator, fitted carpet, double glazed window to rear aspect

#### BEDROOM 3

9'6" x 7'6" (2.9m x 2.29m).

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

#### MODERN BATHROOM

Modern suite comprising panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, enclosed WC and vanity wash handbasin with chrome mixer tap and built in storage cupboards, radiator, tiled walls, shaver point, vinyl tiled flooring, double glazed obscure window to front aspect.

#### GARAGE

Own garage with up and over door.

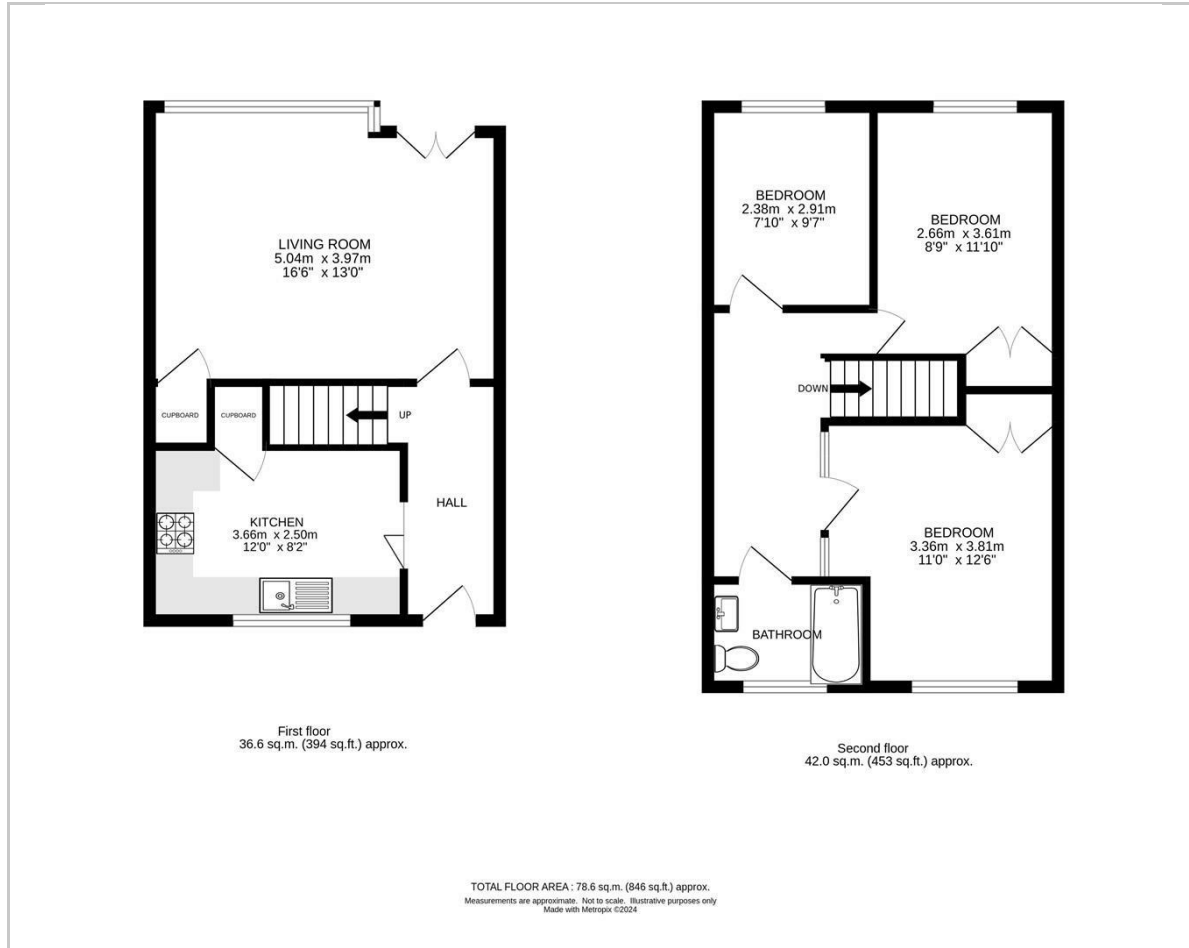
#### OUTSIDE

Own ground floor two large brick storage cupboard, communal gardens.





## Floor Plan



## Viewing

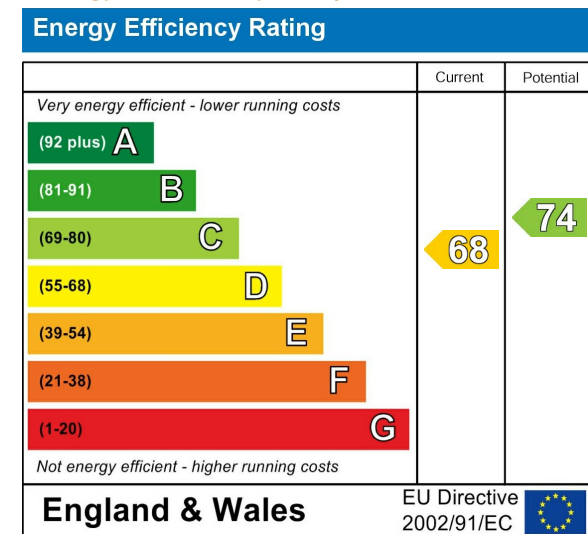
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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