



10 Wellfield Gardens, Carshalton, SM5 4EA

Guide price £1,150,000



**WH WATSON HOMES**  
Estate Agents

## 10 Wellfield Gardens, Carshalton, SM5 4EA

Watson Homes are thrilled to present this impressive five bedroom, three bathroom, three reception room detached residence by Charles Church. Located in a peaceful cul-de-sac with pretty rural rear views and within a select development of individually designed homes in Carshalton Beeches, The property offers bright and generous family living areas. Ideally positioned for easy access to Carshalton Beeches, it is close to a mainline station with London connections, bus routes, and a variety of local shops and cafes.

The property is also near several top-rated, high performing schools. Viewing is highly recommended for this exceptional home.

### Accommodation

Part glazed wooden front door to..

#### Spacious entrance hall

Double glazed leaded light window to front aspect, coved ceiling, large under stairs storage cupboard, wall mounted thermostat, double panel radiator.

#### Lounge

Double glazed leaded light window to front aspect and sliding doors to rear, two double panel radiators, gas fireplace with solid surround, coved ceiling, wall lights.

#### Dining room

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

#### Conservatory

Double glazed windows to side and rear aspects with pretty rural views and doors leading to garden, double panel radiator.

#### Downstairs WC

Consisting of low-level flush WC, pedestal wash hand basin with chrome taps, single panel radiator, obscure double glazed window to front aspect.

#### Kitchen/breakfast room

Ranger fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid 1 & 1/2 bowl sink and mixer tap, inlaid gas hob with pullout extractor fan above, integrated oven/grill, space and plumbing for dishwasher, space for American style fridge/freezer, tiled flooring, tiled splash back, two double glazed windows to rear aspect, double panel radiator, coved ceiling.

#### Snug

Double glazed windows to rear aspect and double glazed sliding door to garden, single panel radiator, coved ceiling.

#### Utility room

Double glazed leaded light door to side, fitted wall units with cupboard space below, space and plumbing for washing machine and tumble dryer, inlaid stainless steel sink with chrome mixer tap, wall mounted boiler, tiled flooring, access to garage.

#### Study

Double glazed leaded light window to front aspect, coved ceiling, single panel radiator.

#### Stairs to 1st floor landing

Loft access, cupboard housing hot water tank, coved ceiling, single panel radiator.

#### Main bedroom

Double glazed leaded light window to front aspect, single panel radiator, built-in and fitted wardrobes, coved ceiling.

#### Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap, tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, shaver point, double panel radiator, obscure double glazed window to rear aspect.

#### Bedroom two

Double glazed window to rear aspect with pretty rural views, single panel radiator, built-in wardrobe, coved ceiling.

#### En suite shower room

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, shaver point, single panel radiator, obscure double glazed window to rear aspect.

#### Bedroom three

Double glazed leaded light window to front aspect, coved ceiling, single panel radiator, fitted wardrobe.

#### Bedroom four

Double glazed leaded light window to front aspect, single panel radiator, coved ceiling.

#### Bedroom five

Double glazed window to rear aspect with pretty rural views, single panel radiator, fitted wardrobes, coved ceiling.

#### Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level flush WC, shaver point, double panel radiator, obscure double glazed window to rear aspect.

#### Rear garden approximately 60ft

Westerly aspect, patio area leading to lawn section with mature shrubs and plants bordering, wooden summer house and garden shed, outside tap, gated side access, fence enclosed.

#### Garage garage at side

Electric up/over door at front.

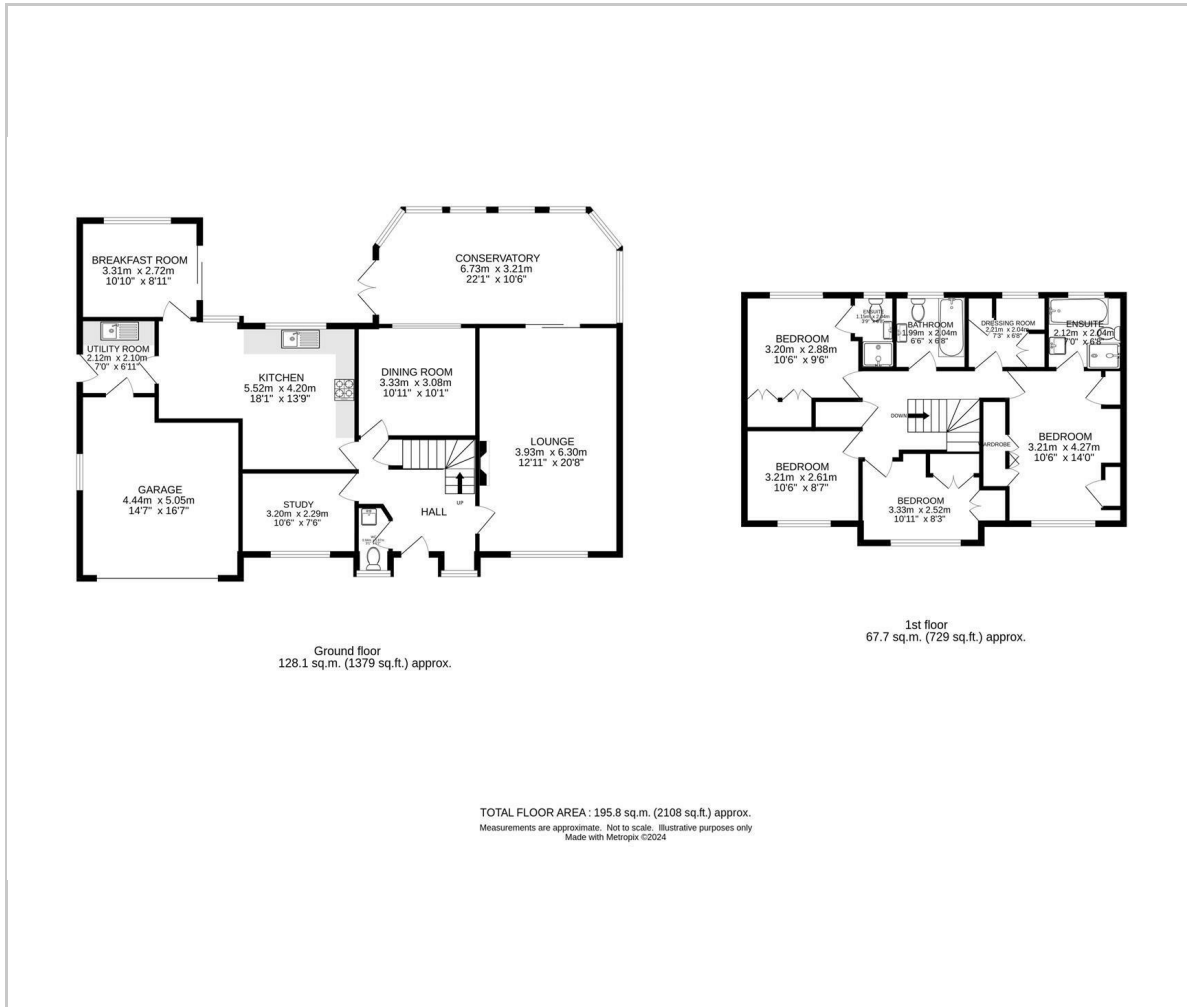








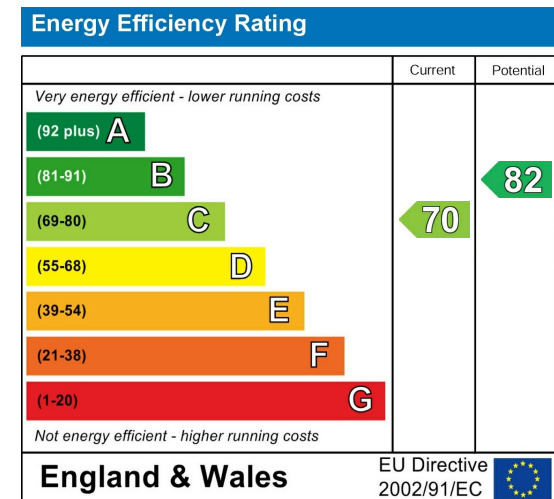
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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