



94 West Street, Carshalton, SM5 2NR

Guide price £650,000



WH WATSON HOMES
Estate Agents

94 West Street, Carshalton, SM5 2NR

Watson Homes are delighted to offer this charming three bedroom extended family home, situated in a sought after location close to an abundance of shops, transport links and desirable schools (Including Harris Junior Academy - rated outstanding).

The property benefits from modern open plan living, as well as a utility room, downstairs WC, a pretty rear garden and ample off street parking.

Accommodation

Wooden door to entrance porch

Stained glass UPVC double glazed front door to..

Spacious entrance hall

Covered radiator, obscure UPVC double glazed windows to front aspect, coved ceiling, under stairs storage cupboards, wood flooring.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, fitted storage cupboards and shelving, fireplace with log burner, single panel radiator, coved ceiling.

Open plan kitchen/diner/family room

Range of fitted gloss wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and brushed chrome mixer tap with hose attachment, integrated dishwasher, space for gas range cooker, integrated fridge/freezer, island with breakfast bar, old school style radiator, wood flooring, double glazed bi folding doors to rear aspect, three Velux windows, two modern radiators.

Utility room

Granite effect roll top work surfaces with space and plumbing for washing machine below, fitted shelving, ceramic sink with mixer tap, wall mounted boiler, UPVC double glazed door to side aspect.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome

mixer tap, heated chrome towel rail, extractor fan.

Stairs to 1st floor landing

Obscure double glazed window to side aspect, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, double panel radiator, feature cast iron fireplace.

Bedroom two

UPVC double glazed window to rear aspect, built-in wardrobes, single panel radiator.

Bedroom three

UPVC double glazed window to front aspect, wood flooring, picture rail, single panel radiator.

Bathroom

Luxury modern suite comprising clawfoot roll top bath tub with Victorian style chrome mixer tap and thermostatic shower with hand attachment, vanity unit with wash hand basin and chrome mixer tap, pull chain flush WC, heated towel rail, part tiled walls, obscure double glazed window to side aspect.

Rear garden – approximately 60ft

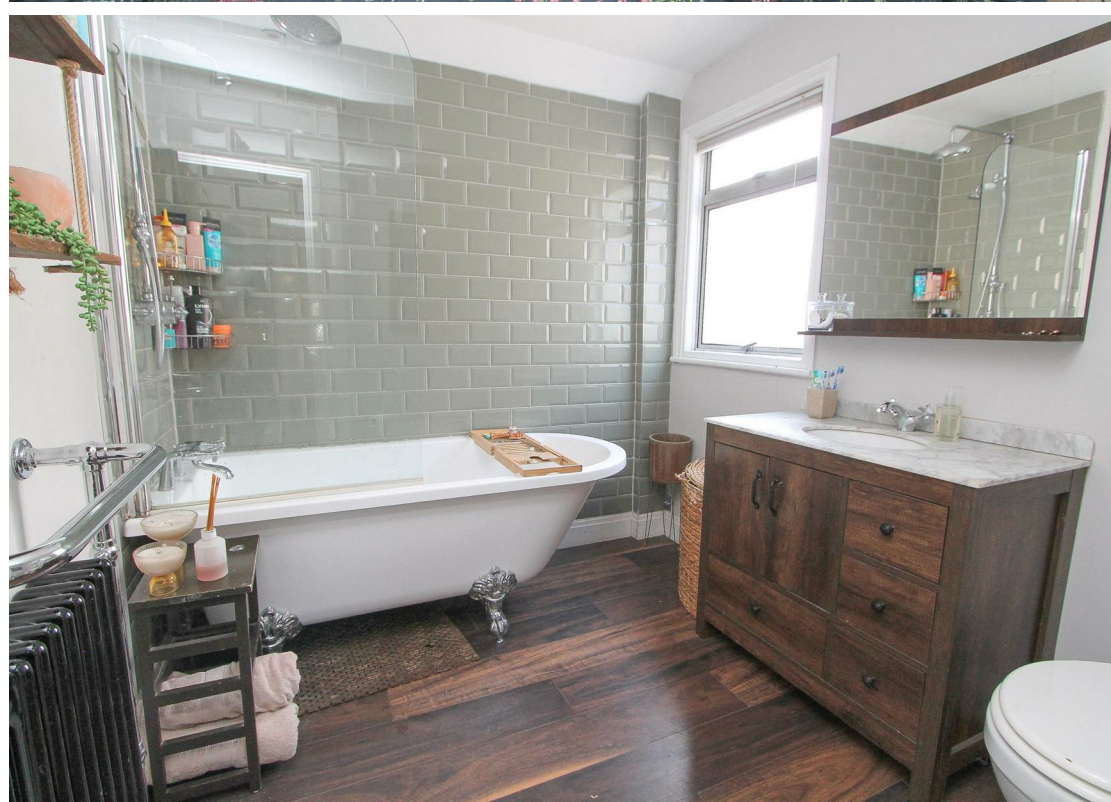
Porcelain paved patio area leading to artificial lawn section and further seating area rear, flowerbeds and shrubs bordering, fence enclosed, gated side access, outside water and power supply.

Front

Block paved driveway providing off street parking.

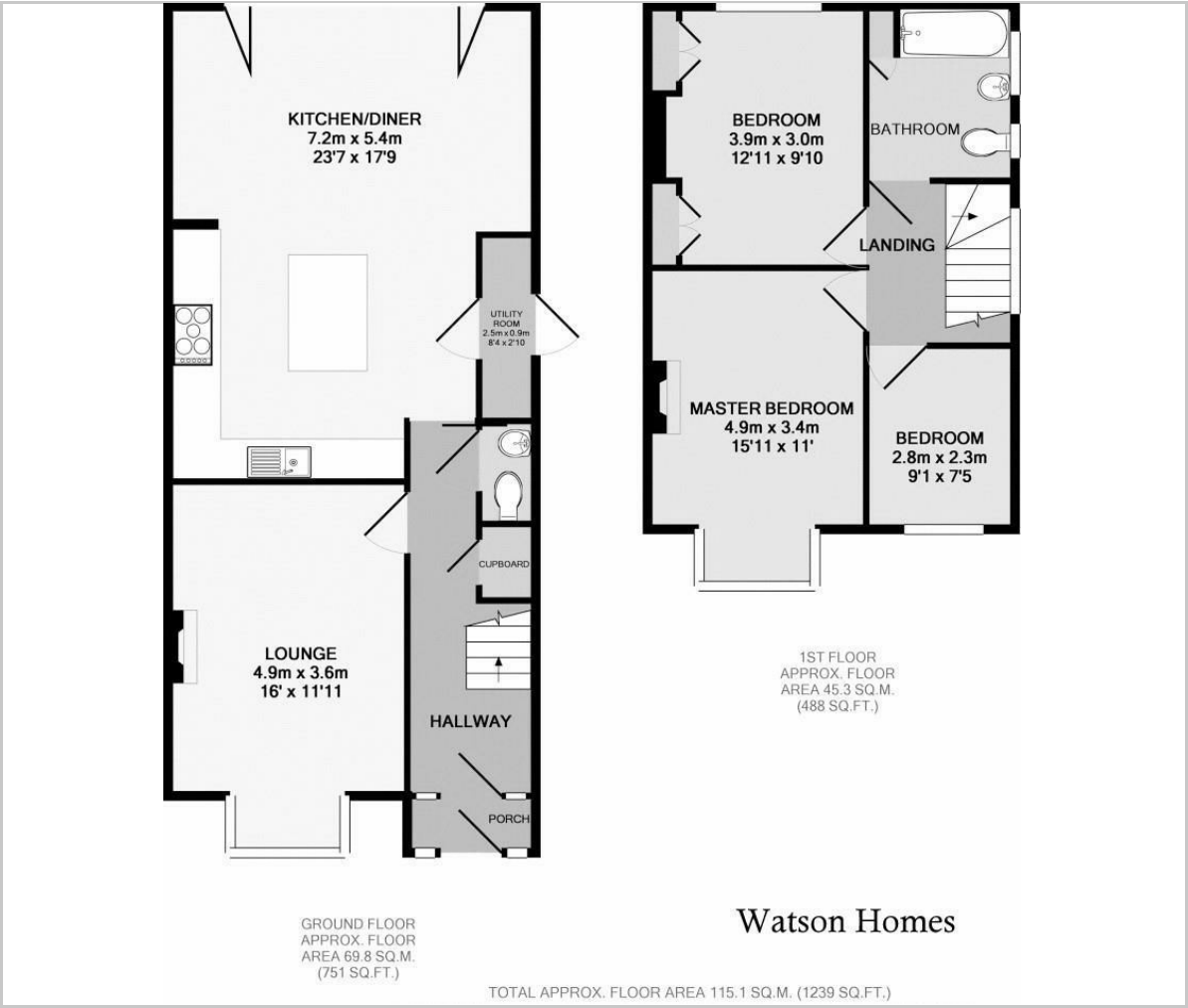








Floor Plan

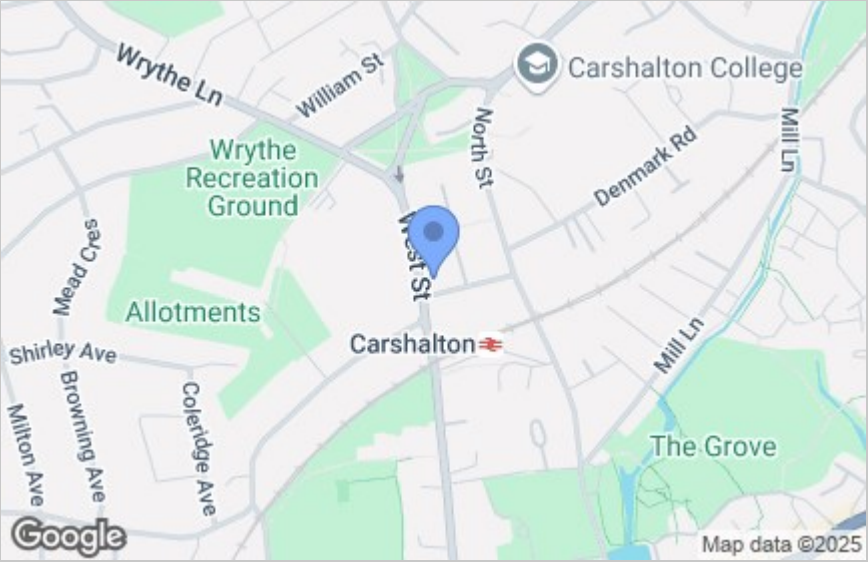


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

