



'Treetops' 1 West Way, Carshalton, SM5 4EJ

Offers in excess of £1,250,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming four double bedroom detached family home, situated in a highly sought after residential, wide tree lined road in the centre of Carshalton Beeches, set on a large plot with garage to side and a 150ft rear garden.

The property offers excellent scope to extend s.t.p.p, as well as being for to the market with no onward chain.

located within easy reach of a selection of excellent primary and secondary schools. The location is also ideal for both Sutton, Carshalton and Carshalton Beeches mainline stations with excellent service into London which are within walking distance making it ideal for commuters. There are also several convenient bus stops in the surrounding area.

Accommodation

Ornate wooden front door to..

Spacious entrance hall
Herringbone parquet flooring, large under stairs storage cupboard, double panelled radiator, wall mounted thermostat.

Lounge
Double glazed leaded light windows and doors to rear aspect, double glazed leaded light window to front aspect, two double panel radiators, fireplace with tiled surround, herringbone parquet flooring.

Dining room
Double glazed leaded light bay windows to rear aspect, double panel radiator, herringbone parquet flooring, open fireplace with brick surround.

Kitchen/breakfast room
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with extractor fan above and oven/grill below, space and plumbing for washing machine, space for fridge/freezer, wood effect flooring, tiled splash back, wall mounted “Worcester” boiler, double glazed leaded light window to rear aspect and door to side, larder cupboard.

Downstairs WC
Consisting of low-level pushbutton flush WC, wash handbasin with chrome mixer tap, double glazed leaded light window to front aspect.

Stairs to 1st floor landing
Double glazed leaded light windows to front aspect, single panel radiator, loft access, cupboard housing hot water tank and shelving.

Bedroom one
Double glazed leaded light bay windows to rear aspect, double panel radiator, fitted

wardrobes.

Bedroom two
Double glazed leaded light windows to rear and side aspects, single panel radiator, built in wardrobes.

Bedroom three
Double glazed leaded light window to rear aspect, single panel radiator, door leading to large eaves storage with window to rear.

Bedroom four
Double glazed leaded light windows to side and front aspects, single panel radiator, built in wardrobe.

Bathroom
Comprising panel enclosed bath with Victorian style chrome mixer tap and hand attachment, tiled cubicle with thermostatic shower, pedestal wash handbasin with chrome taps, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, double glazed leaded light window to front aspect.

Separate WC
Consisting of low-level flush WC and double glazed light window to front aspect.

Rear garden – South facing approximately 150ft Large paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, fence and brick wall enclosed, outside tap, outside storage units.

Garage at side
Double wooden doors at front and obscure windows at side with door leading to side garden.

Front
Large block paved carriage driveway with centred lawn area and shrubs and hedges bordering.









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

