



9 Crichton Road, Carshalton Beeches, SM5 3LS

Guide price £1,000,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious five bedroom detached family home. The property offers versatile accommodation with a side annex, a utility room, a 23ft kitchen/breakfast room, a feature inglenook fireplace, a garage, a detached outhouse, and ample off street parking.

Conveniently situated within walking distance to the local shopping parade with all the local amenities the parade has to offer including the local Butcher, cafes and restaurants, barbers, hairdressers, nail bars, fish and chips shop, dentists and gift shops among others. The local Bakers at the end of the road is also a favourite with all the locals. Also centrally located for many great schools in the area

Accommodation
UPVC double glazed entrance porch, quarry tiled step.

Obscure leaded light glazed wooden front door to..

Spacious entrance hall
Herringbone parquet flooring, large under stairs storage cupboard, cloaks cupboard, double panel radiator, wall mounted thermostat, picture rail.

Lounge
Double glazed bay window to front aspect, double panel radiators, feature inglenook brick built fireplace with double glazed windows at side, herringbone parquet flooring, feature beamed ceiling, picture rail.

Kitchen/diner
Range fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and brushed chrome mixer tap, space for large gas range cooker with extractor fan above, space and plumbing for dishwasher, space for fridge/freezer, island with rolltop worksurface, herringbone parquet flooring, double panel radiator, picture rail, feature beamed ceiling, open plan to..

Dining area
UPVC double windows to side and rear aspects and double doors to garden, feature skylight, double panel radiator, herringbone parquet flooring.

Utility area
Space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, tiled effect flooring, obscure double glazed window to side aspect.

Downstairs WC
Consisting of low-level pushbutton flush WC, wash handbasin with chrome mixer tap and storage cupboards below, heated chrome towel rail, tiled flooring, part tiled walls, obscure double glazed window to side aspect.

Stairs to 1st floor landing
UPVC double glazed window to side aspect, picture rail, cupboard housing hot water tank.

Bedroom one
UPVC double glazed windows to front aspect, built-in and fitted wardrobes, two double panel radiators, picture rail.

Ensuite shower room
Consisting of tiled walk in cubicle with thermostatic Aqualisa shower, wash handbasin with chrome mixer tap and storage cupboards below, low level push button flush WC with bidet at side, extractor fan.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, picture rail.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, picture rail, loft access, doorway to bedroom five and annex.

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

Bedroom four
UPVC double glazed window to front aspect, double panel radiator, picture rail.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic Aqualisa shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level flush WC, single panel radiator, tile walls, obscure double glazed window to side aspect.

Annexe at side
Bedroom five
UPVC double glazed window to rear aspect, coved ceiling, double panel radiator, fitted wardrobe.

Stairs leading down to annexe entrance hall (own front door)

Reception room two / Annexe lounge/diner
UPVC double glazed windows to rear aspect, double panel radiator, wall mounted thermostat, coved ceiling, feature beamed ceiling, access to side annex.

Kitchen
Range fitted wall units with matching cupboard and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below, space and plumbing for washing machine, space for tall standing fridge/ freezer, cupboard housing "Worcester" boiler, single panel radiator, UPVC double glazed window and door to rear aspect.

Downstairs WC
Consisting of low-level flush WC, wash handbasin with chrome taps, heated chrome town rail, obscure double glazed window to front aspect.

Rear garden – East facing approximately 90ft Paved patio area leading to lawn section with mature shrubs bordering, gated side access, fence enclosed, brick built storage shed, greenhouse.

Detached office/studio
UPVC double glazed window to front aspect, door at side, soundproofed walls, fitted shelving and desk area.

Detached garage at side with door leading to annex at side.
Up/over door.

Front
Gravelled carriage driveway.

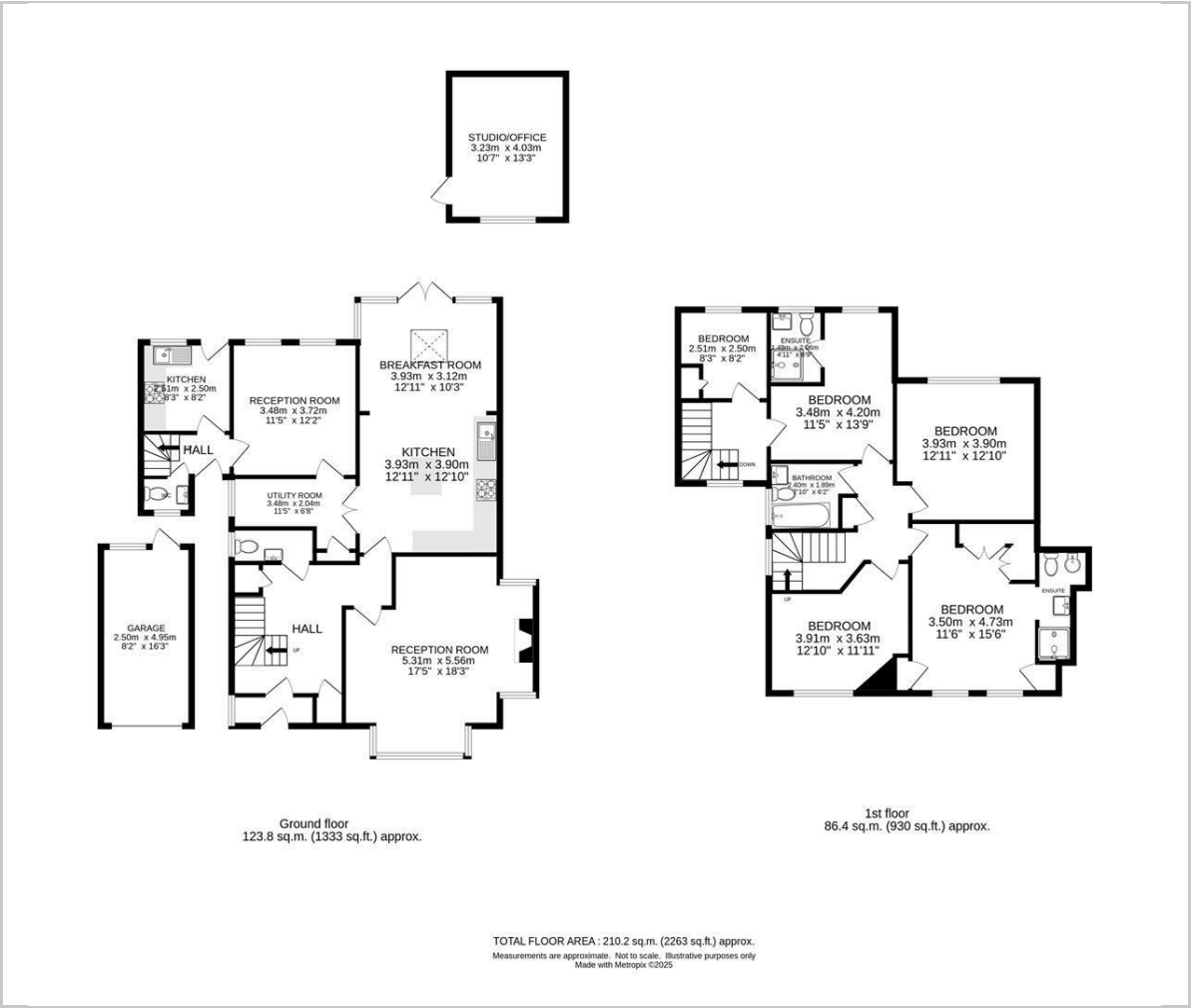








Floor Plan



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

