



23 West Way, Carshalton, SM5 4EN

Offers over £1,150,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious four bedroom detached family home. The property occupies a bold corner plot and benefits from a stunning open plan kitchen/breakfast room, two further reception rooms, an en-suite shower room and excellent scope to extend s.t.p.p.

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.

<p>Accommodation</p> <p>Covered entrance</p> <p>Obscure UPVC double glazed front door to..</p> <p>Spacious entrance hall</p> <p>Wood block flooring, double panel radiator, under stairs storage cupboard, fitted shelving unit and further storage cupboards, coved ceiling, wall mounted “hive” heating control.</p> <p>Lounge</p> <p>UPVC double glazed windows to side and rear aspects and patio doors leading to garden, two double panel radiators, feature fireplace with solid surround, coved ceiling.</p> <p>Dining room</p> <p>UPVC double glazed window to front aspect, wood flooring, single panel radiator, coved ceiling.</p> <p>Kitchen/breakfast room</p> <p>Range fitted all units with matching cupboards and drawers below, marble effect roll top work surfaces with inlaid ceramic sink and chrome mixer tap, inlaid induction hob with extractor fan above and oven/grill at side with warming drawer, space and plumbing for washing machine, tumble dryer, and dishwasher, space for tall standing fridge/freezer, breakfast bar, tiled splash back, wood flooring, UPVC double glazed windows to side and rear aspects and patio doors leading to the garden, double panel radiator.</p> <p>Study/Bedroom 4</p> <p>UPVC double glazed window to side aspect, single panel radiator, wood flooring.</p> <p>Downstairs WC</p> <p>Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, tiled flooring, obscured glazed window to front aspect, wall mounted electric radiator.</p> <p>Stairs to 1st floor landing</p> <p>Spacious landing with UPVC double glazed window to front aspect, single panel radiator, large storage cupboard, loft access.</p> <p>Bedroom one</p> <p>UPVC double glazed windows to front and side aspects, eaves storage, two double panel radiators.</p> <p>Ensuite shower room</p>	<p>Consisting a tiled cubicle with thermostatic shower, wash handbasin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, wall mounted electric radiator, Velux window to rear aspect.</p> <p>Bedroom two</p> <p>UPVC double glazed window to side aspect and Velux window at front, two single panel radiators.</p> <p>Bedroom three</p> <p>UPVC double glazed windows to side and rear aspects, two double panel radiators, eaves storage.</p> <p>Bathroom</p> <p>Modern four piece suite comprising panel enclosed bath with chrome mixer tap, tiled cubicle with thermostatic power shower, large wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, wood effect herringbone flooring, part tiled walls, single panel radiator, obscure UPVC double glazed window to rear aspect.</p> <p>Rear garden (West facing)</p> <p>Approximately 100ft</p> <p>Large porcelain paved patio area leading to lawn section with further seating area at rear, shrubs and flowerbeds bordering, gated side access, garden shed, outside water and power supply.</p> <p>Front</p> <p>Substantial frontage with large paved carriage driveway, lawn sections with shrubs and conifers bordering, access to garage.</p> <p>BUYER’S INFORMATION</p> <p>Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete</p>
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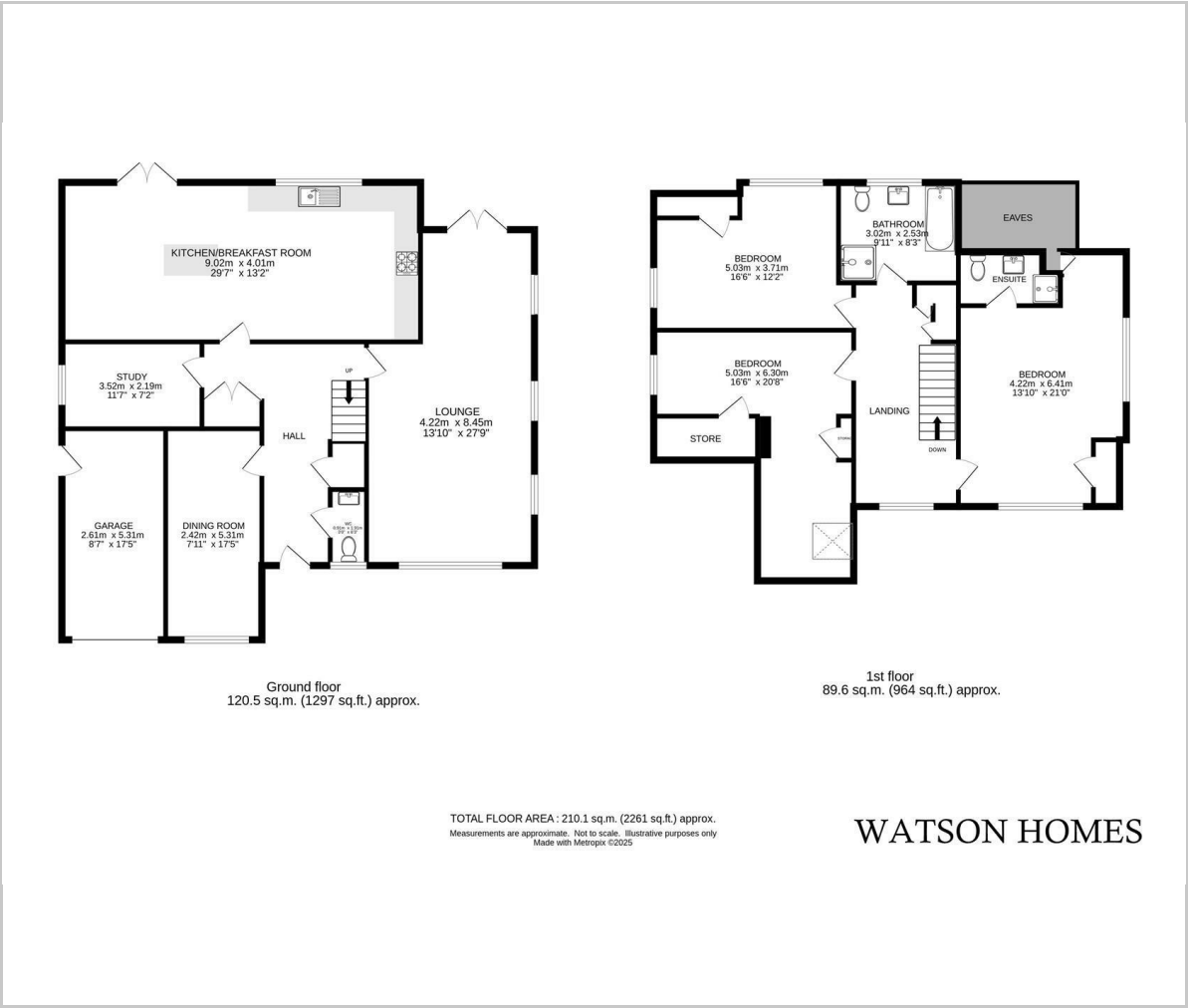








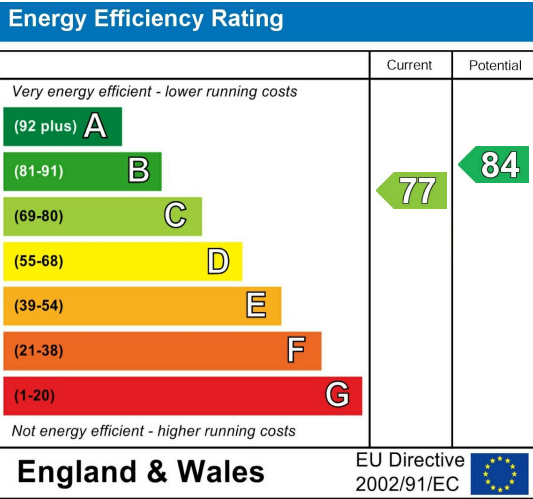
Floor Plan



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.

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.