



22 Bankside Close, Carshalton Beeches, SM5 3SB

Guide price £600,000



**WH WATSON HOMES**  
Estate Agents



## 22 Bankside Close, Carshalton Beeches, SM5 3SB

Watson Homes are delighted to offer this deceptively spacious four bedroom, two bathroom semi detached family home with flexible accommodation planned over three floors, The property has been modernised to a high standard by the current owners and internal viewings are strongly recommended.

Bankside Close is in a prime Carshalton Beeches location with all the local amenities the parade has to offer including the local Butcher, cafes and restaurants, barbers, hairdressers, nail bars, fish and chip shop, dentists and gift shops among others. The local Bakers is also a favourite with all the locals. Also centrally located for many great schools in the area.

### Accommodation

Covered entrance

Obscure double glazed composite front door to..

Entrance hall

Wood flooring, modern radiator, access to garage.

Bedroom 4/study

UPVC double glazed window and patio doors to side aspect, double panel radiator, fitted wardrobe.

Downstairs shower room/utility area

Consisting of tiled cubicle with thermostatic shower and hand attachment, low-level push button flush WC, heated towel rail, under stairs storage cupboard, roll top work surface with inlaid sink and mixer tap, space and plumbing for washing machine and tumble dryer, fitted wall units, quick step laminate flooring, tiled walls, extractor fan.

Stairs to 1st floor landing

UPVC double glazed window to front aspect, built-in storage cupboard.

Lounge

Large UPVC double glazed windows to side aspect, double panelled and single panel radiators, fireplace with solid surround, coved ceiling.

Kitchen/diner

Range of fitted bespoke wall units with matching cupboards and drawers below, quartz worktops with inlaid sink and mixer tap, integrated dishwasher, inlaid "Smeg" hob with extractor fan above and "Neff" oven/grill/microwave at side, space for tall standing fridge/freezer, tiled flooring, double panel radiator.

Stairs to 2nd floor landing

UPVC double glazed window to front aspect, storage cupboard with fitted shelving.

Bedroom one

UPVC double glazed windows to side aspect, fitted wardrobes, covered radiator.

Bedroom two

UPVC double glazed window to side aspect, double panel radiator.

Bedroom three

UPVC double glazed window to side aspect, double panel radiator.

Bathroom

Luxury modern suite, comprising bath tub with mixer tap and shower attachment, wash hand bowl basin with storage cupboards below and mixer tap, low-level push button flush WC, heated towel rail, obscure UPVC double glazed window to front aspect, tiled flooring, tiled walls.

Rear garden

Porcelain tiled patio area with composite fencing and gated side access, outside power supply.

Integral double garage

Electric roller shutter door, power and lighting and sink unit with water supply.

In front of garage

Hardstanding, providing off street parking.



















Floor Plan

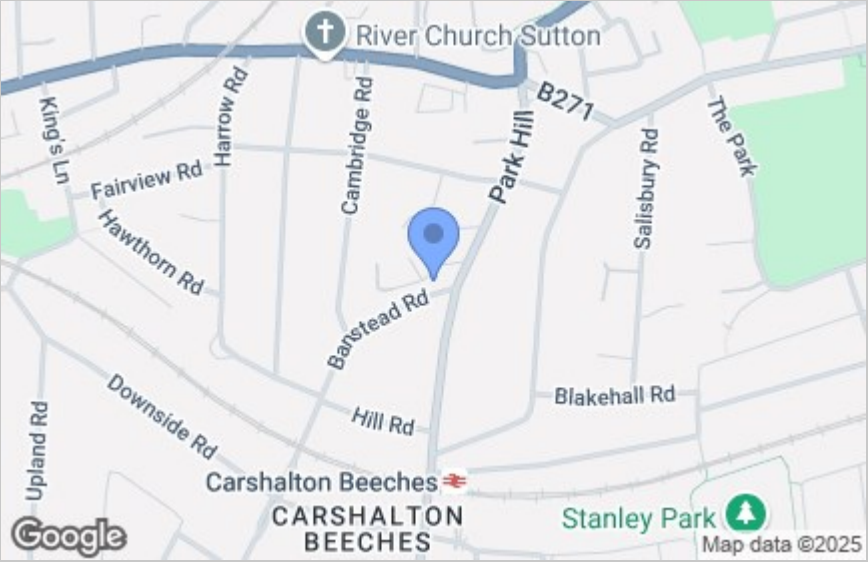


Viewing

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

