



12 Beeches Walk, Carshalton Beeches, SM5 4JT

Guide price £1,200,000



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WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN Watson Homes are delighted to offer this charming four double bedroom bedroom detached family home, located on one of the most desirable roads in Carshalton Beeches. The property boasts a stunning 350ft rear garden and offers excellent scope to extend s.t.p.p

The property is ideally situated for easy access to Carshalton Beeches, featuring a mainline station providing connections to London, as well as bus routes and a variety of local amenities including shops and cafes. Additionally, the property offers convenient proximity to several high-performing local schools. Viewing is highly recommended for this exceptional home.

Accommodation

Sheltered entrance
Wooden front door to..

Spacious entrance hall
Obscure UPVC double glazed leaded light window to side aspect, single panel radiator, picture rail, under stairs storage cupboard, wall mounted thermostat.

Lounge
UPVC double glazed leaded light bay window to front aspect, double panel radiator, fireplace with stone surround, wall lights.

Dining room
UPVC double glazed leaded light windows to side and rear aspects and doors leading to garden, single panel radiator, fireplace with brick surround, plate rack, serving hatch.

Kitchen/breakfast room
Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, UPVC double glazed windows to side and rear aspects, single panel radiator, tiled effect flooring.

Downstairs WC
Consisting of low-level flush WC, wash handbasin with chrome taps, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Obscure UPVC double glazed leaded light window to side aspect, loft access, cupboard housing hot water tank, old school style radiator.

Bedroom one
UPVC double glazed leaded light bay window to front aspect, old school style radiator, open fireplace, picture rail, fitted wardrobe.

Bedroom two
UPVC double glazed leaded light window to rear aspect, double panelled radiator, picture rail.

Bedroom three

UPVC double glazed leaded light window to rear aspect, single panel radiator, picture rail.

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

Bathroom
Comprising panel enclosed bath with chrome mixer tap and thermostatic power shower, wash hand basin with chrome mixer tap and storage cupboards below, single panel radiator, tiled walls, obscure UPVC double glazed light window to side aspect.

Separate WC
Consisting of low level flush WC and obscure double glazed window to side aspect.

Rear Garden
Approximately 350ft
Large paved patio area leading to lawn section with mature shrubs and plants bordering, outside tap, gated side access, fence enclosed, outside wc.

Detached garage
Double wooden doors at front

Front
Large driveway providing off street parking with lawn area at side and flower beds and hedge border.

BUYER'S INFORMATION
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

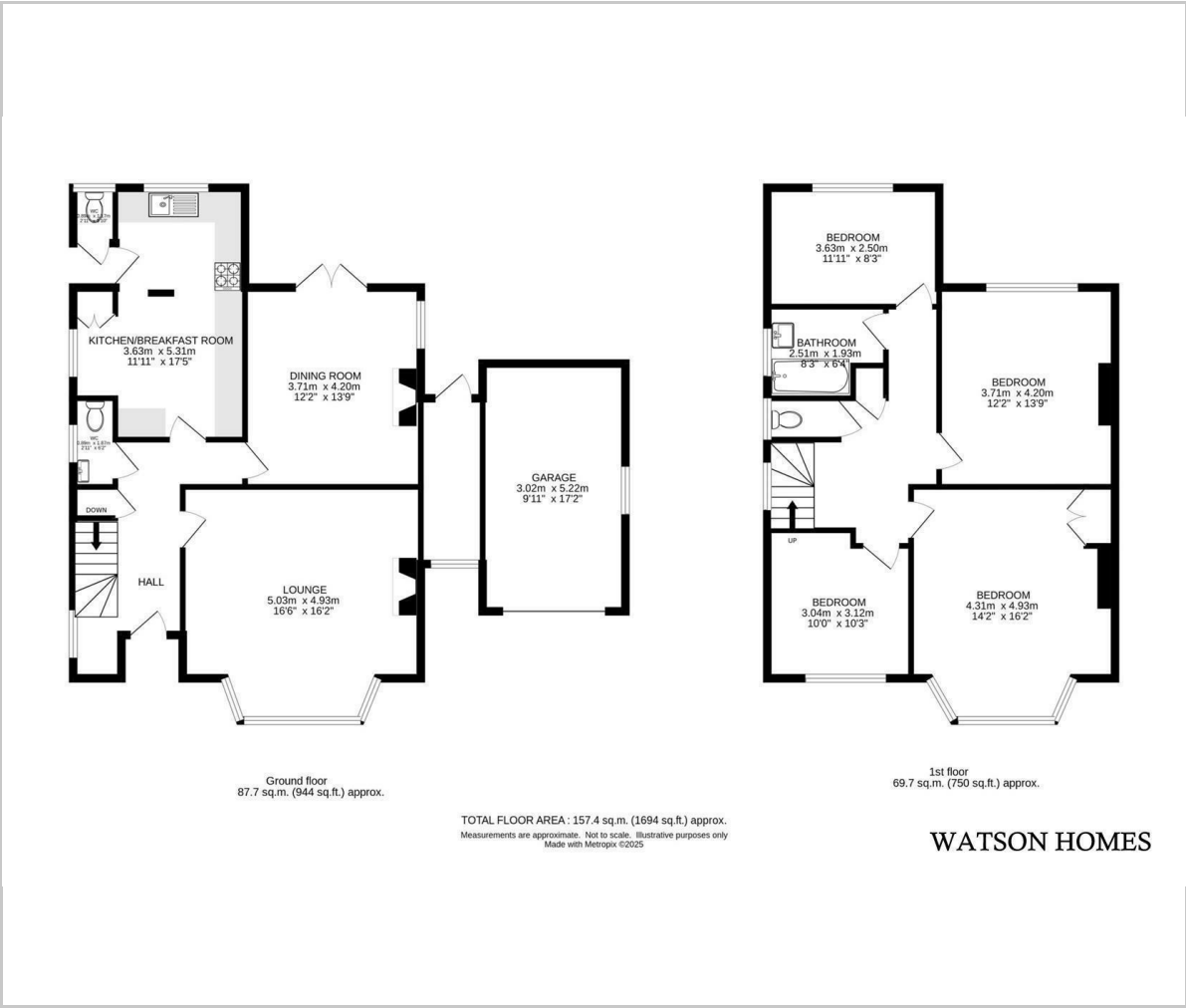




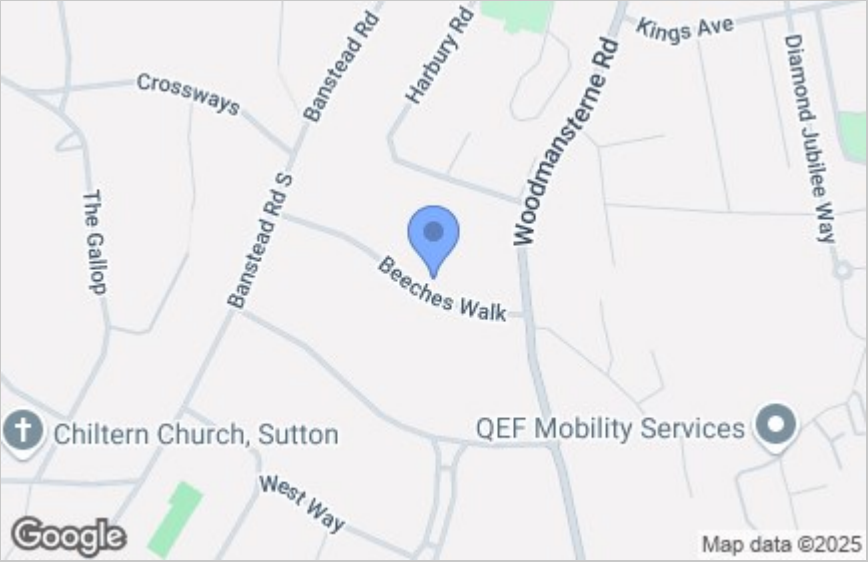




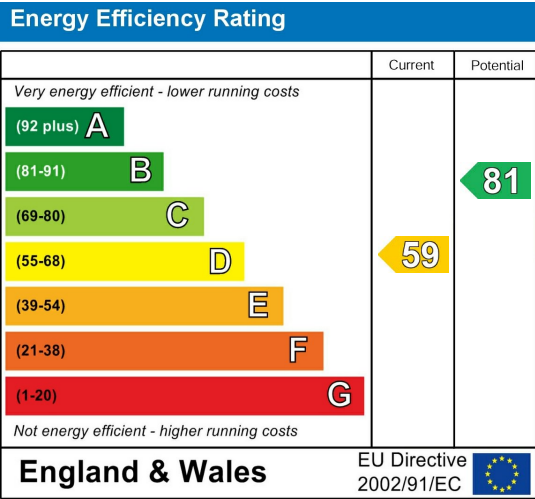
Floor Plan



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.

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