



145 Stanley Road, Carshalton, SM5 4LW

£750,000



**WH WATSON HOMES**  
Estate Agents



# 145 Stanley Road, Carshalton, SM5 4LW

Watson Homes are delighted to offer this deceptively spacious (2129 sq ft) detached family home, located on a sought after tree lined road in Carshalton. The property offers a wealth of versatile accommodation as well as benefitting from a large barn style outhouse with vehicular access.

The area is popular with families and first time buyers due to the excellent choice of schools in the area, convenient transport links and local amenities.

## Accommodation

UPVC double glazed entrance porch

Obscure UPVC double glazed front door to..

Entrance hall  
Obscure UPVC double glazed window to front aspect, under stairs storage cupboard, coved ceiling, single panel radiator.

Through lounge  
UPVC double glazed bay window to front aspect, fitted plantation shutters, feature cast iron fireplace, coved ceiling, single panel radiator.

Kitchen/diner  
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for gas range cooker with extractor fan above, space for American style fridge/freezer, integrated dishwasher, breakfast bar.

Dining area  
UPVC double glazed window and double doors to rear aspect, tiled flooring, single panel radiator, Velux windows.

Bedroom four  
UPVC double glazed window to front aspect, fitted plantation shutters, Velux window.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled flooring, tiled walls, heated chrome towel rail, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing  
Obscure UPVC double glazed window to side aspect, coved ceiling.

Bedroom one  
UPVC double glazed bay window to front aspect, fitted plantation shutters, single panel radiator, fitted wardrobes with sliding mirrored doors.

Bedroom two  
UPVC double glaze window to rear aspect, fitted wardrobes with sliding mirrored doors, single panel radiator, coved ceiling.

Bedroom three  
UPVC double glazed window to front aspect, fitted plantation shutters, wood laminate flooring, single panel radiator, coved ceiling.

Bathroom  
Three piece suite comprising panel enclosed corner bath with Victorian style chrome mixer tap and thermostatic power shower, pedestal wash hand basin with chrome taps, low-level flush WC, heated chrome towel rail, tiled flooring, tiled walls, coved ceiling, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Luxury loft space  
Velux windows either side, large storage recess.

Rear garden (West facing) approximately 80ft  
Wooden decking area leading to lawn section with shrubs at side, further paved patio area and access to barn style outhouse, gated side access, fence enclosed, outside tap.

Barn style outhouse  
Double wooden doors for Vehicular access if needed, power and light.

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.











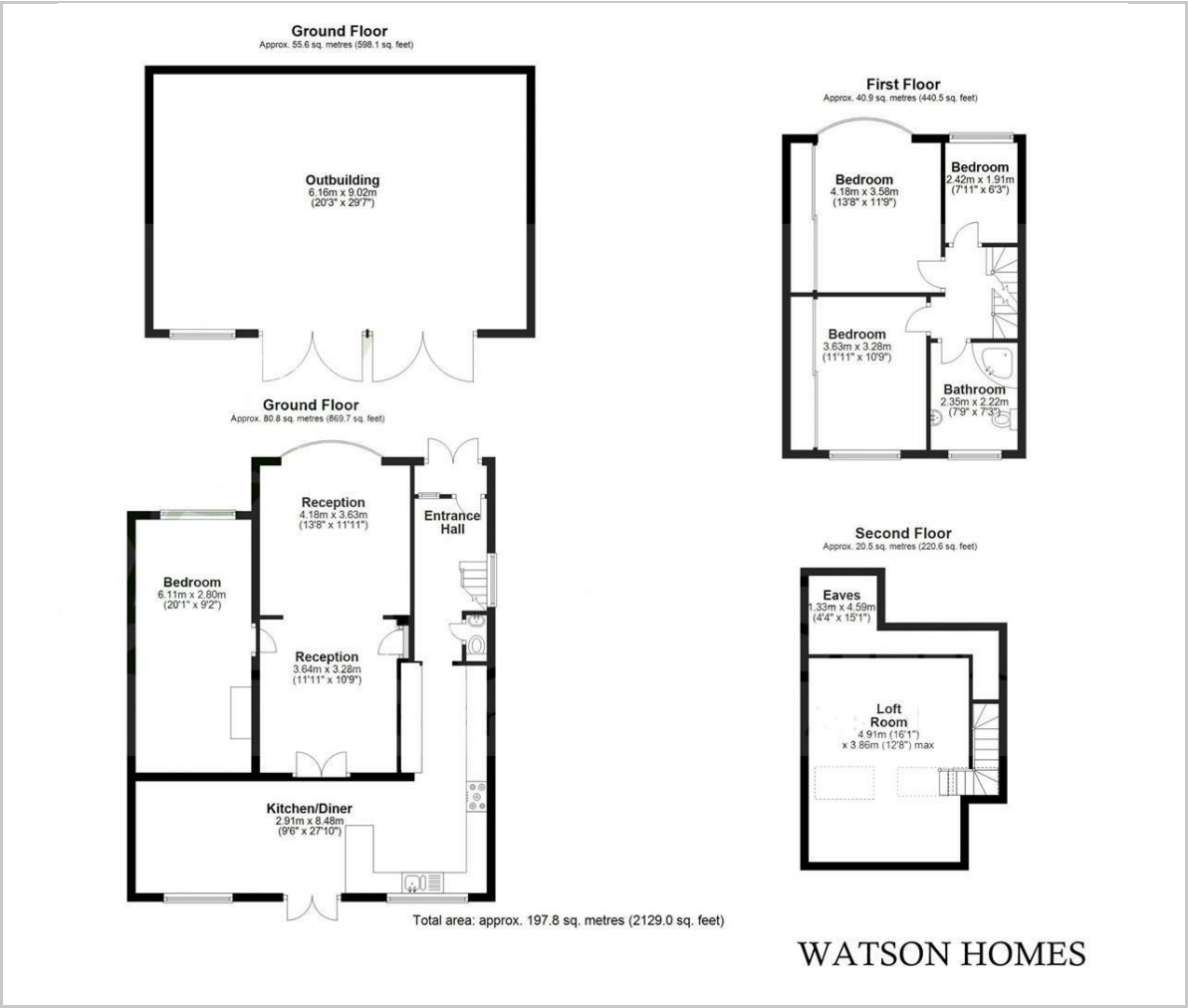








Floor Plan



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

