



75 Harrow Road, Carshalton Beeches, Surrey, SM5 3QF

Guide price £750,000



WH WATSON HOMES
Estate Agents

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MODERN FAMILY HOME! Watson Homes are pleased to offer this extended four double bedroom semi detached house which has been modernised and updated by the present owners. Situated close to the Carshalton Beeches 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 chip shop, dentists and gift shops among others. The local Bakers at Park Hill is also a favourite with all the locals.

Local public transport including Carshalton Beeches Mainline stations are within walking distance and buses are closeby. Also centrally located for many great schools in the area including St Philomena's Catholic High School for Girls, Harris Academy Carshalton, Carshalton High School for girls, Stanley Park Infants, Barrow Hedges Primary and Oaks Park High Schools.

Accommodation Sheltered entrance Large wooden front door to Spacious entrance hall Wood flooring, under stairs storage cupboard, double panel radiator. Lounge UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator. Open plan family/dining area Double glazed bi folding doors to rear aspect, 2 Velux windows, two double panel radiators, wood flooring, integrated speaker system Open plan to Kitchen/breakfast area Range of fitted gloss wall units with matching cupboards and drawers below, rolltop worksurfaces with inlaid sink and chrome mixer tap, integrated dishwasher, Space for wine cooler, space for large gas range cooker, space for American style fridge freezer, tiled splashback, wood flooring, UPVC double glazed window to rear aspect. Utility room Fitted wall units with worktop below, Space and plumbing for washing machine and tumble dryer, large storage cupboard housing boiler and mega flow heating system, Wood flooring, obscured UPVC double glazed door to side aspect. Study/play room UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, wood flooring. Downstairs WC Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, wood flooring. Stairs to 1st floor landing Loft access	Bedroom one UPVC double glazed window to front aspect, double panel radiator. Ensuite shower room Consisting of tiled cubicle with thermostatic shower and hand attachment, low-level pushbutton flush WC, wash handbasin with chrome mixer tap, heated chrome towel rail, tiled flooring, part tiled walls, obscure UPVC double glazed window to front aspect. Bedroom two UPVC double glazed window to rear aspect, double panel radiator. Bedroom three UPVC double glazed window to rear aspect, double panel radiator. Bedroom four UPVC double glazed window to front aspect, double panel radiator. Bathroom Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash handbasin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, double panel radiator, obscure UPVC double glazed window to rear aspect. Rear garden, approximately 60ft Large decking area with steps leading to artificial lawn and play area, Garden shed, fence enclosed, flowerbeds outside, sheltered seating and bar area with outside fridge, side access. 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.
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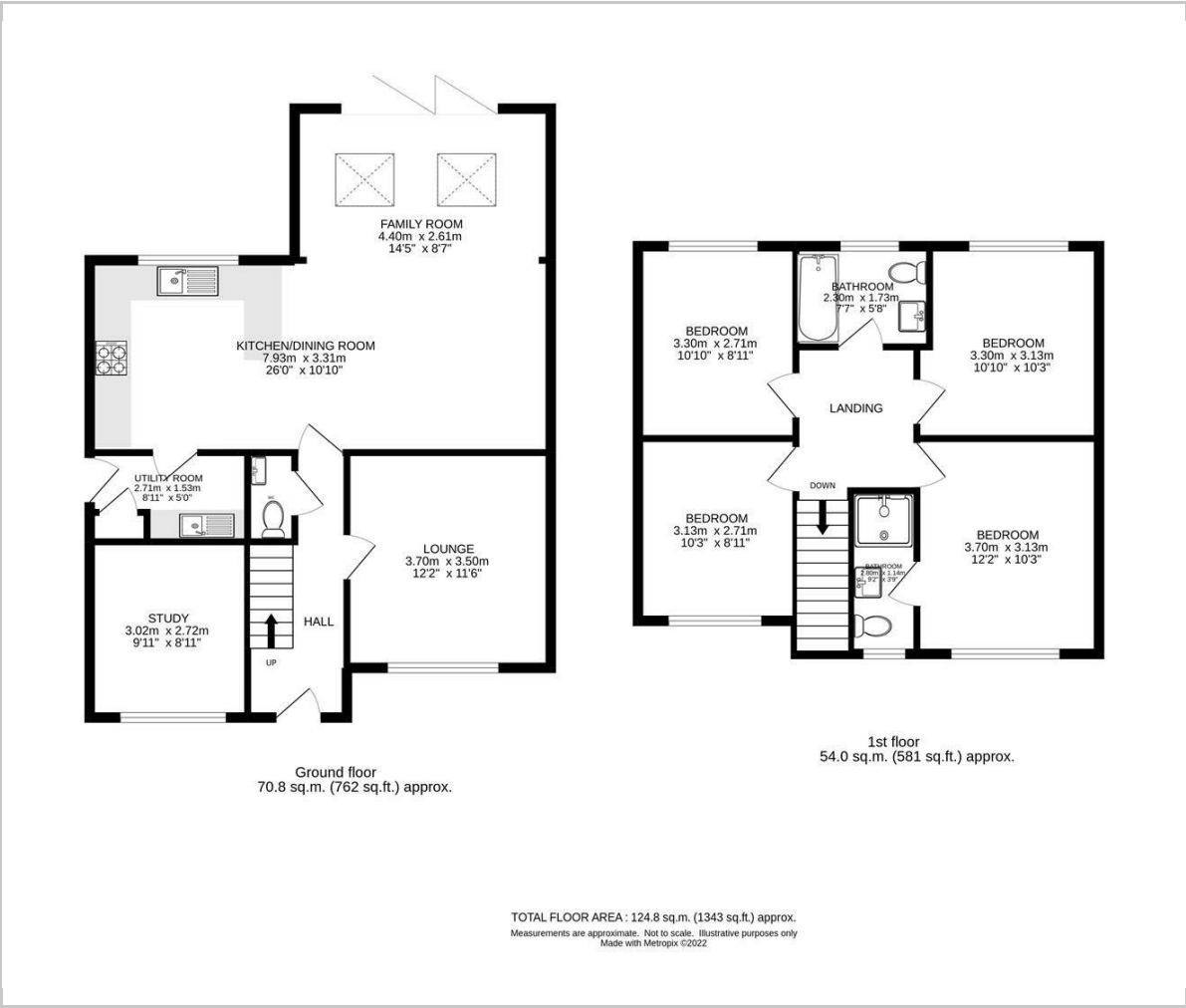




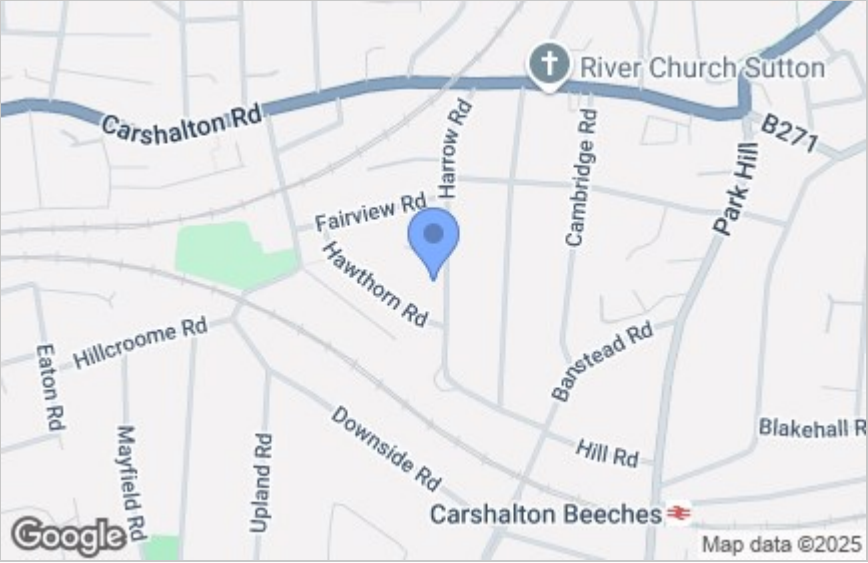




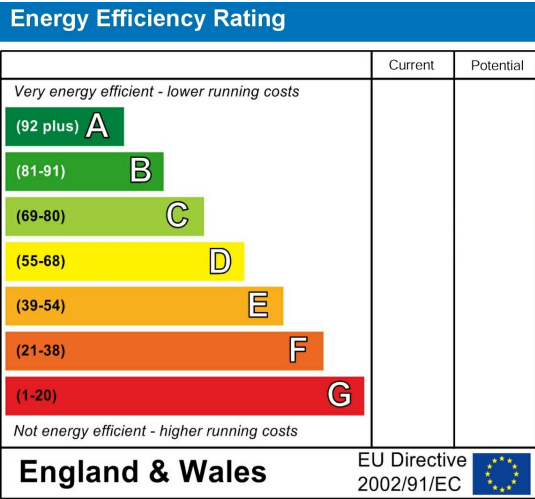
Floor Plan



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.

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