



113 Harrow Road, Carshalton Beeches, SM5 3QF

Offers over £500,000



**WH WATSON HOMES**  
Estate Agents



# 113 Harrow Road, Carshalton Beeches, SM5 3QF

Watson Homes are pleased to present this stunning property located in the sought-after area of Carshalton Beeches, this modern three-bedroom house on Harrow Road presents an excellent opportunity for families and professionals alike. The property is conveniently located within walking distance of both Carshalton Beeches and Carshalton Village, where you will find a delightful array of shops, restaurants, and leisure facilities, as well as stations offering direct access to the City. The property has the added benefit of being in the catchment area for many excellent primary and secondary schools.

Spanning three floors, this home boasts bright and spacious accommodation, perfect for contemporary living. The ground floor features two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is designed for functionality and ease, making it a joy to prepare meals for family and friends.

The property includes three comfortable bedrooms, ensuring plenty of room for family or guests. With two bathrooms and a downstairs WC, morning routines will be a breeze, catering to the needs of a busy household.

Additionally, the house offers off-street parking for two vehicles, a valuable asset in this popular area. Residents will also benefit from access to a communal gym, promoting an active lifestyle without the need for a separate membership.

This charming home combines modern living with a prime location, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Accommodation  
Front door into.....

Entrance Hall  
Understairs storage cupboard, radiator, laminate flooring.

Downstairs WC  
Enclosed WC with pushbutton flush control, wall mounted wash handbasin with chrome taps, heated chrome towel rail, double glazed obscure window to front aspect, part tiled walls, tiled flooring .

Kitchen  
Range of modern fitted kitchen units and drawers with under lighting, laminate worksurface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven and electric hob with telescopic pull out extractor fan, integrated fridge freezer and washing machine, wall mounted 'Worcester' combination boiler, tiled splashback, vinyl flooring, double glazed window to front aspect.

Living Room  
Radiator with cover, electric fireplace, laminate flooring, double glazed sliding door leading into conservatory.

Conservatory  
Double glazed conservatory with French doors leading out to garden, vinyl flooring.

Stairs to 1st floor landing  
Airing cupboard with built in shelving, fitted carpet.

Bedroom One  
Range of fitted wardrobes with sliding doors, radiator, built-in cupboard, fitted carpet, double glazed window to rear aspect

Bedroom Two  
Radiator, fitted carpet, double glazed window to front aspect

Bathroom  
Luxury bathroom suite comprising panel enclosed bath with shower screen, thermostatic shower with rain shower head and hand shower attachment, wall mounted controls, enclosed WC with storage, vanity wash handbasin with chrome

mixer tap and storage below, mirrored wall units with LED sensor lighting, extractor fan, heated chrome towel rail, part tiled walls, vinyl flooring, double glazed obscure window to side aspect.

Stairs to 2nd floor landing

Bedroom Three  
Radiator, fitted carpet, double glazed window to rear aspect door into...

En-suite Shower Room  
Tiled shower cubicle with thermostatic shower, enclosed WC, wall mounted wash handbasin with chrome mixer tap, heated chrome towel rail, part tiled walls, vinyl flooring, eaves storage cupboard, Velux window

Outside

Front  
Paved driveway with off street parking, allocated parking space in Alpine View, side access.

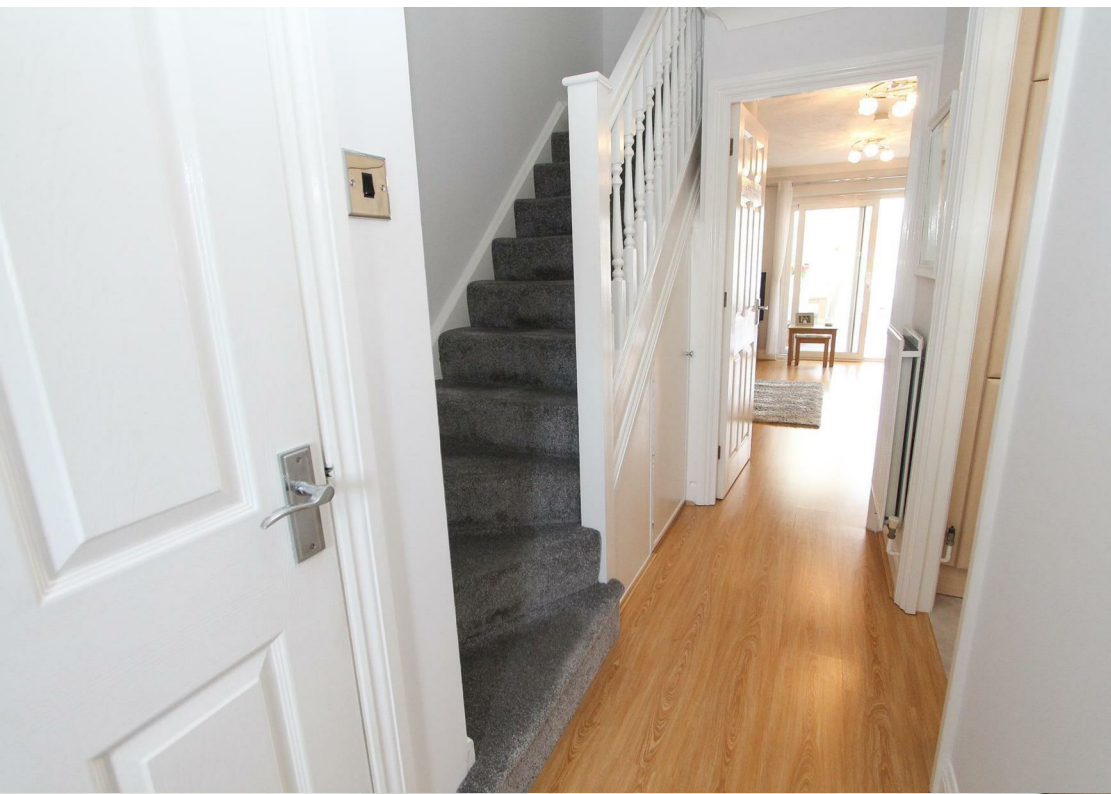
Rear Garden  
Beautifully maintained and landscaped garden with two patio areas, lawn section, borders with shrubs and flowers, side access, storage unit, water butt, outside tap.

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.









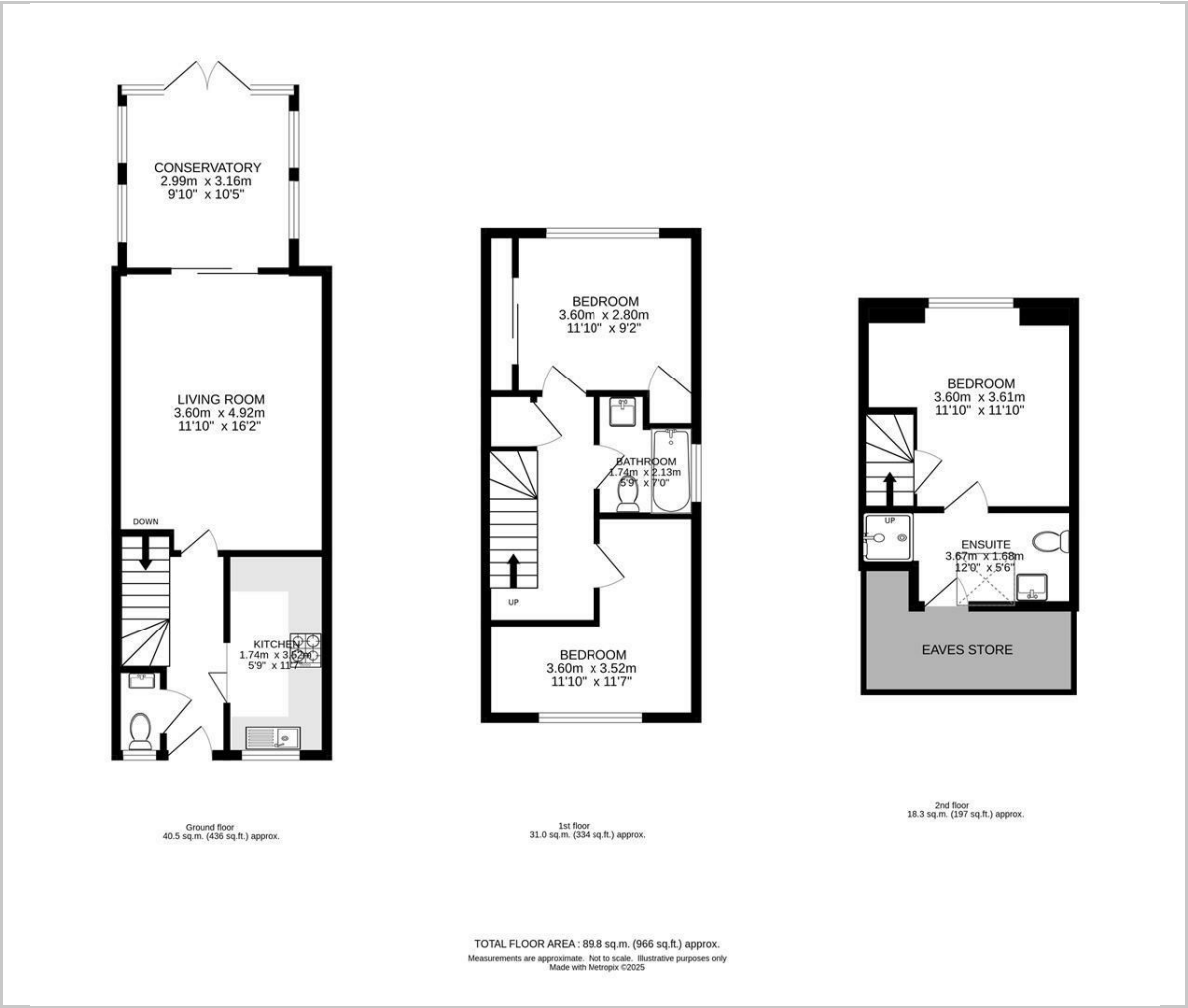








Floor Plan

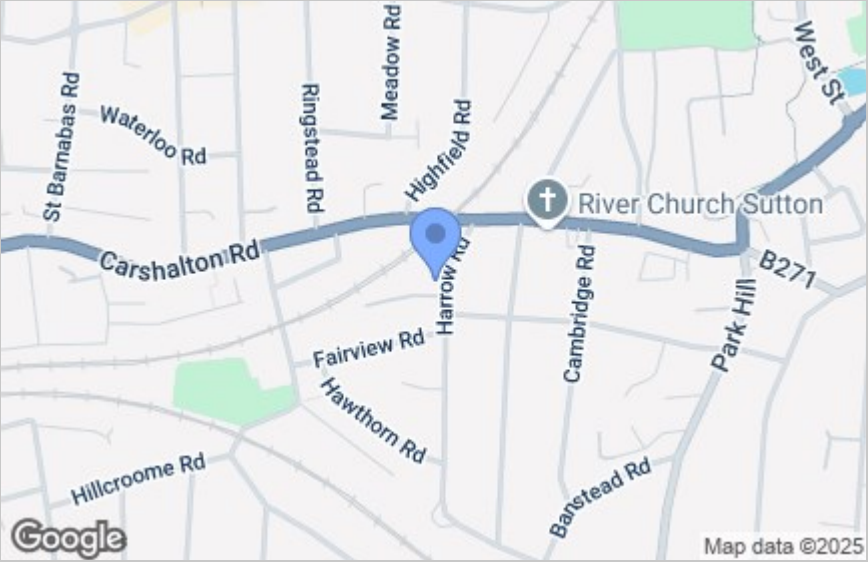


Viewing

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

