



98 Carshalton Park Road, Carshalton, SM5 3SG

Guide price £900,000



WH WATSON HOMES
Estate Agents

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Watson Homes are pleased to present this chain-free, link-detached family home, situated on a desirable tree lined residential road in Carshalton Beeches. This charming property benefits from four good size double bedrooms, a modern bathroom, a downstairs WC, a 22ft lounge, a garage, a pretty secluded rear garden and ample off street parking.

Positioned well for amenities and transport links, Carshalton Village and Carshalton Beeches are only a short walk away which both have plenty to offer with a large variety of shops and cafes and Carshalton Park, and Grove park providing local green space to enjoy. Two mainline train stations, Carshalton and Carshalton Beeches, just a short walk away and offering direct links to central London in approx.. 30 mins. plus a variety of bus links serving Sutton, Wallington, Morden and Croydon also close by. There are also a variety of reputable schools nearby including St Philomena's, St Marys RC Primary School and All Saints C of E Primary School.

Accommodation

Ornate wooden front door to..

Spacious entrance hall

Glazed leaded light windows with secondary glazing to front aspect, picture rail, large storage cupboard housing meters, wall mounted "Banham" alarm panel, double panel radiator, fitted shelving, premium grade LVT flooring with an authentic wood finish throughout the downstairs.

Lounge

Glazed leaded light windows to front and rear aspects with secondary glazing and doors leading to decking area, two double panel radiators, plate rack, wall lights, feature beamed ceiling, fireplace with brick surround.

Dining room

Glazed leaded light bay window to rear aspect with secondary glazing, single panel radiator, picture rail.

Kitchen

Range of 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 with extractor fan above, space and plumbing for dishwasher, pull out bin storage, breakfast bar area, feature dresser, space for tall standing fridge/freezer, obscure glazed windows to side aspect and door leading to courtyard, large under stairs storage cupboard, double panel radiator.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, heated towel rail, space and plumbing for washing machine and tumble dryer, obscured glazed window to side aspect.

Stairs to 1st floor landing

Loft access with pulldown ladder (Boarded loft with ample storage), picture rail, stripped floorboards.

Main bedroom

Glazed leaded light bay window with secondary glazing to rear aspect overlooking the rear garden, picture rail, single panel radiator.

Bedroom two

Glazed leaded light window to rear aspect, single panel radiator, picture rail.

Bedroom three

Glazed leaded light window with secondary glazing to front aspect, stripped floorboards, single panel radiator, two storage cupboards housing hot water tank and boiler, picture rail.

Bedroom four

Glaze leaded light bay window with secondary glazing to front aspect, stripped floorboards, single panel radiator, picture rail.

Bathroom

Comprised of a panel-enclosed bath with chrome mixer tap, a high-pressure power shower, wash hand basin with chrome mixer tap and storage cupboard below, single panel radiator, tiled effect flooring, part tiled walls, obscure glazed window to side aspect.

Separate WC

Consisting of low-level flush WC, tiled effect flooring, obscure glazed window to side aspect.

Rear garden approximately 70ft

Mainly laid to lawn with mature shrubs bordering, raised decking area, wooden summer house and garden shed, gated side access, outside tap.

Garage at side

Double wooden doors at front and access to rear garden with further storage section at side, hardstanding providing further off street parking if desired.

Courtyard patio

Hardstanding seating area with double wooden doors at front and access to garage, fence and brick wall enclosed, outside tap.

Front

Lawn area with driveway at aside providing off street parking.

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

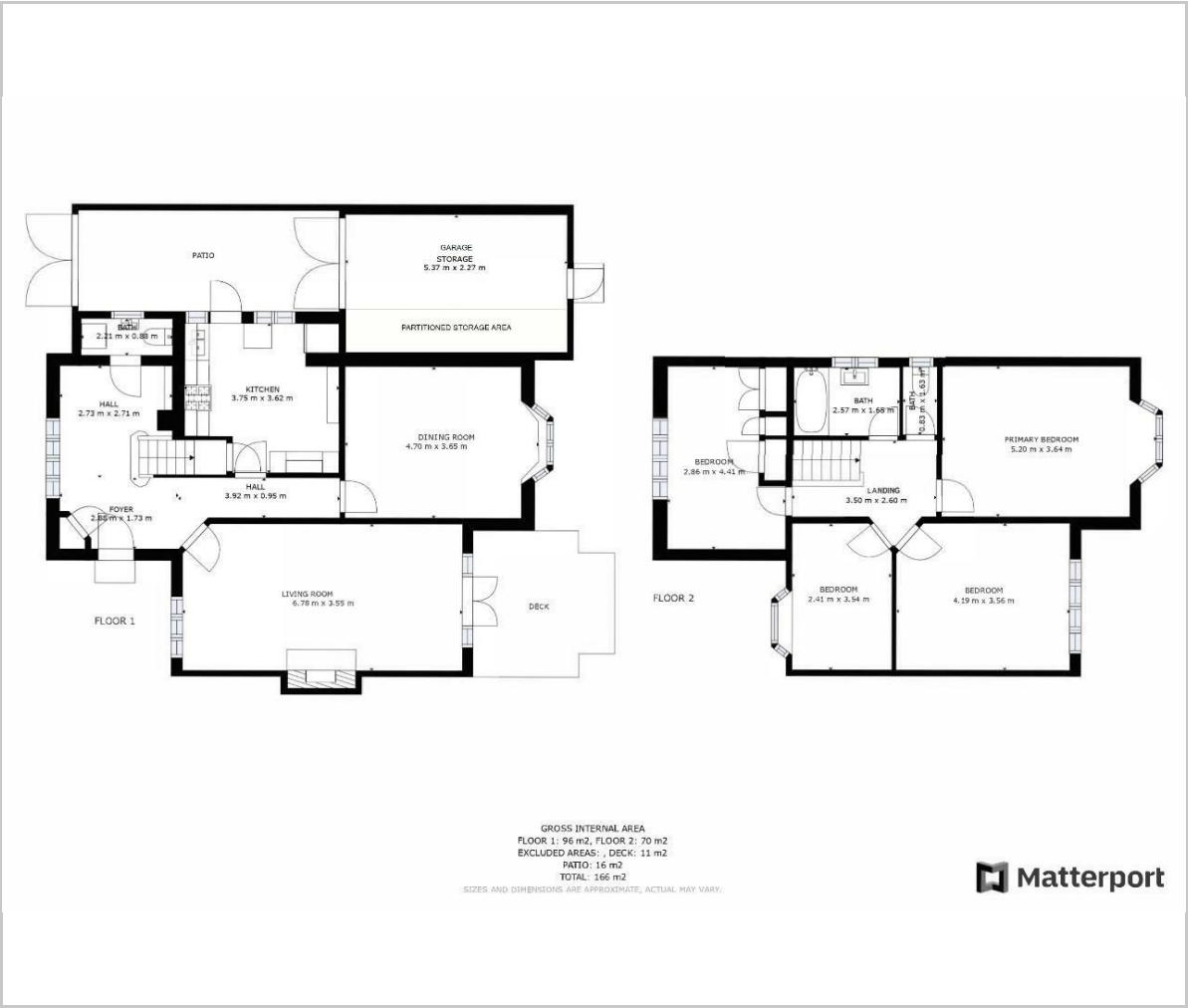








Floor Plan

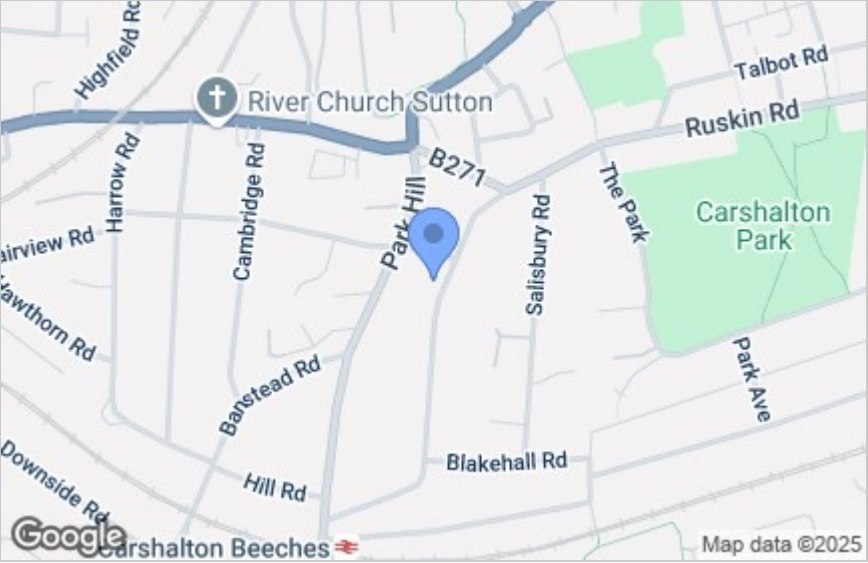


Viewing

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

