



23 Carshalton Grove, Sutton, SM1 4LY

£350,000



WH WATSON HOMES
Estate Agents

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Overview

No onward chain and long lease

Nestled in the popular Carshalton Grove, Sutton, this charming refurbished two-bedroom Victorian ground floor maisonette presents a unique opportunity for discerning buyers. Offered by Watson Homes, the property features an impressive 900-year lease and low outgoings, ensuring long-term security for its new owners. With no onward chain, this home is ready for you to move in and make it your own. The property features a front and back rear garden

Upon entering, you will be greeted by a bright and airy reception room that exudes warmth and character, enhanced by delightful period features. The well-designed kitchen, complete with a breakfast bar, is perfect for casual dining and entertaining. The maisonette comprises two bedrooms, providing ample room for relaxation, and a well-appointed shower room that adds to the convenience of this lovely home.

One of the standout features of this property is its access to a private garden area, offering a tranquil outdoor space for gardening, relaxation, or enjoying a sunny afternoon. The location is simply unbeatable, with local shops and excellent transport links just a short stroll away. Families will particularly appreciate the close proximity to highly regarded primary and secondary schools, making the daily school run a breeze.

This maisonette beautifully combines Victorian elegance with modern comfort, making it an ideal choice for those seeking a stylish and convenient living space. Do not miss the chance to own this gem in Carshalton Grove. Book your viewing today and explore the endless possibilities that await you in this delightful home.

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Accommodation

Private Front Garden

Own Entrance

leading into bright hallway with wood effect newly laid flooring

Hallway

Radiator, wood effect flooring and storage

Front Reception room with period bay double glazed window, radiator, new fitted carpet, feature tiled fire place

Bedroom One

Radiator, double glazed window, newly fitted carpet, period fire place

Bedroom Two

Radiator, double glazed window, newly fitted carpet

Kitchen Area

Range of fitted kitchen units with drawers below, with wood effect work surface, inset stainless steel sink with chrome mixer tap, integrated oven and induction hob with extractor fan above, space for fridge freezer, newly fitted boiler

Bathroom & utility Area

Large Modern tiled Shower Cubicle, utility area with space for washing machine, pedestal hand basin

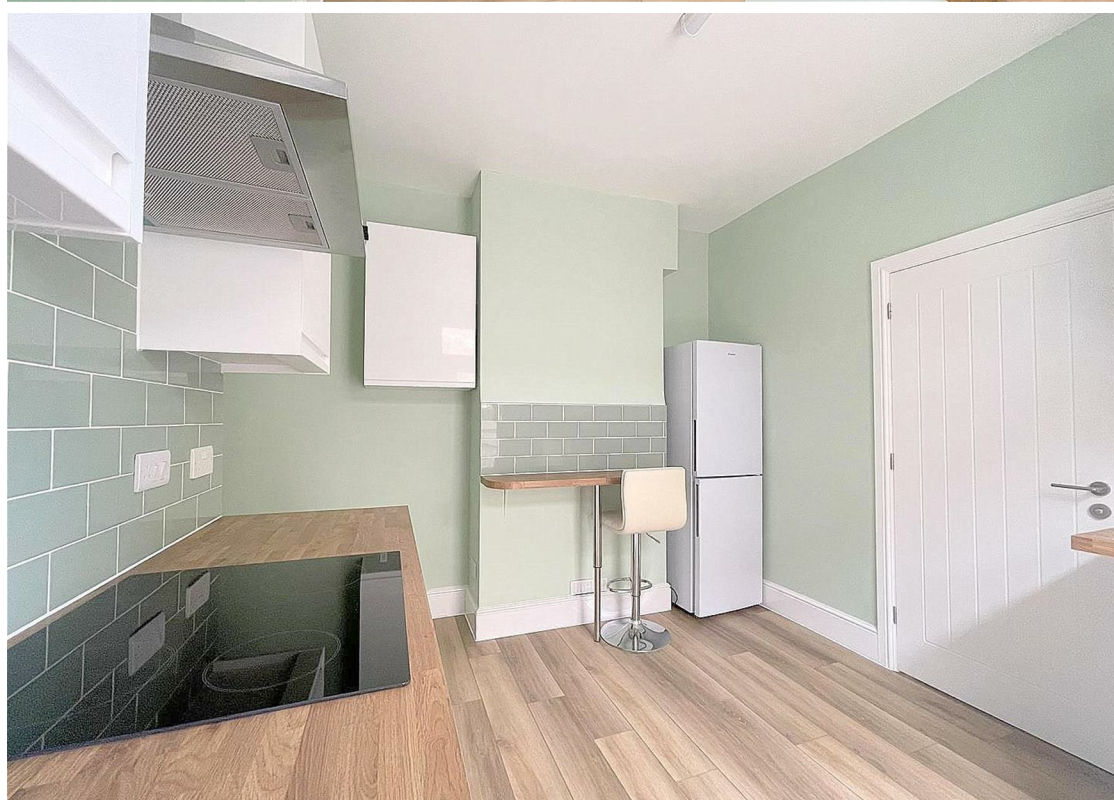
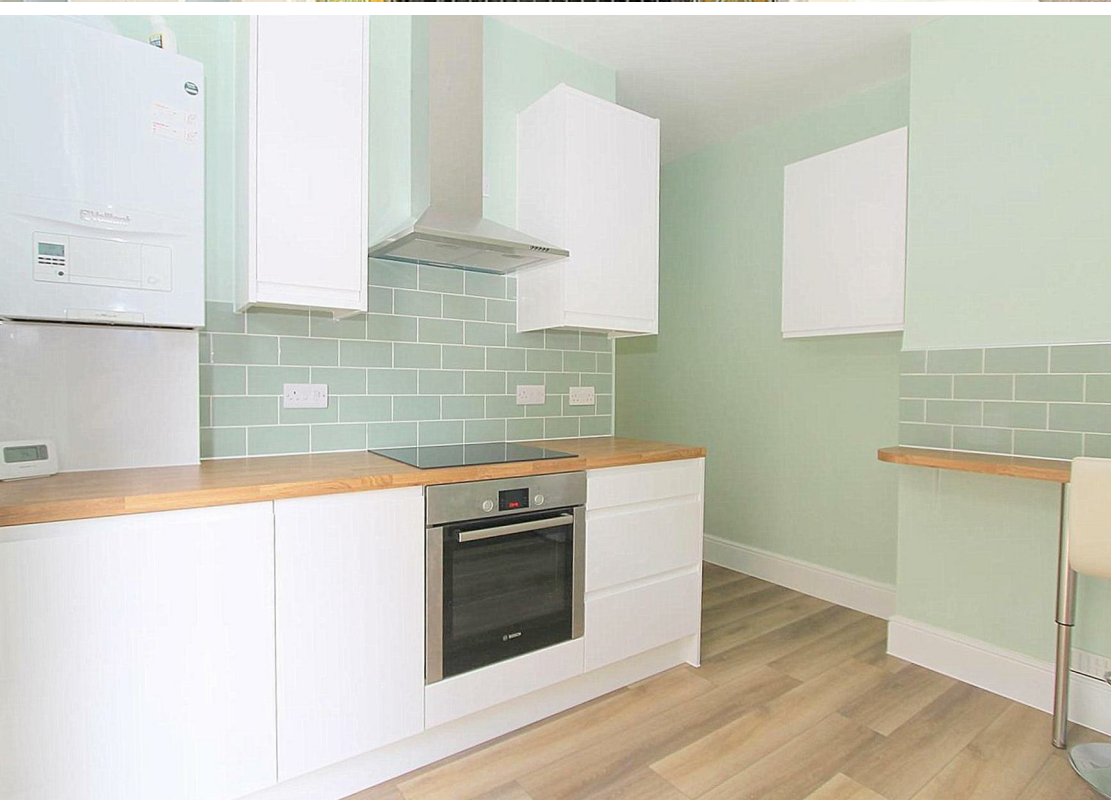
Separate WC with enclosed push button cistern

Rear door leading to

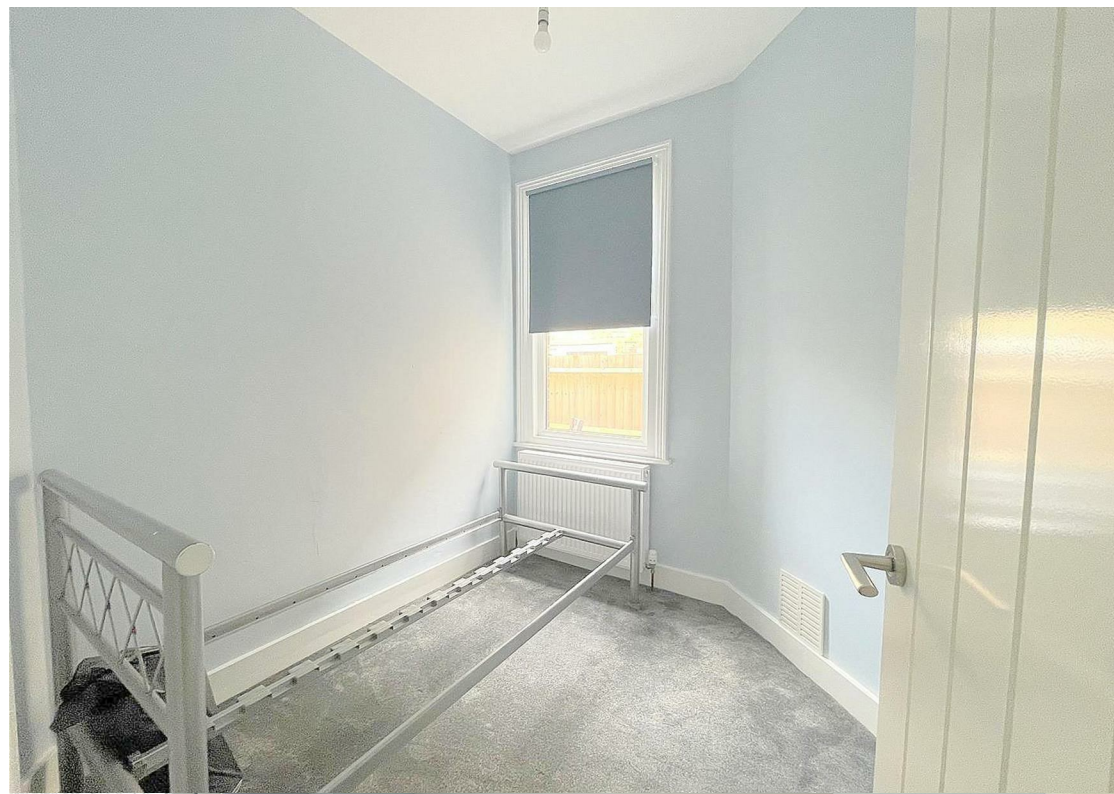
Private Garden (half of the photographed garden, owner will erect a fence for the new owner, area to be divided equally)

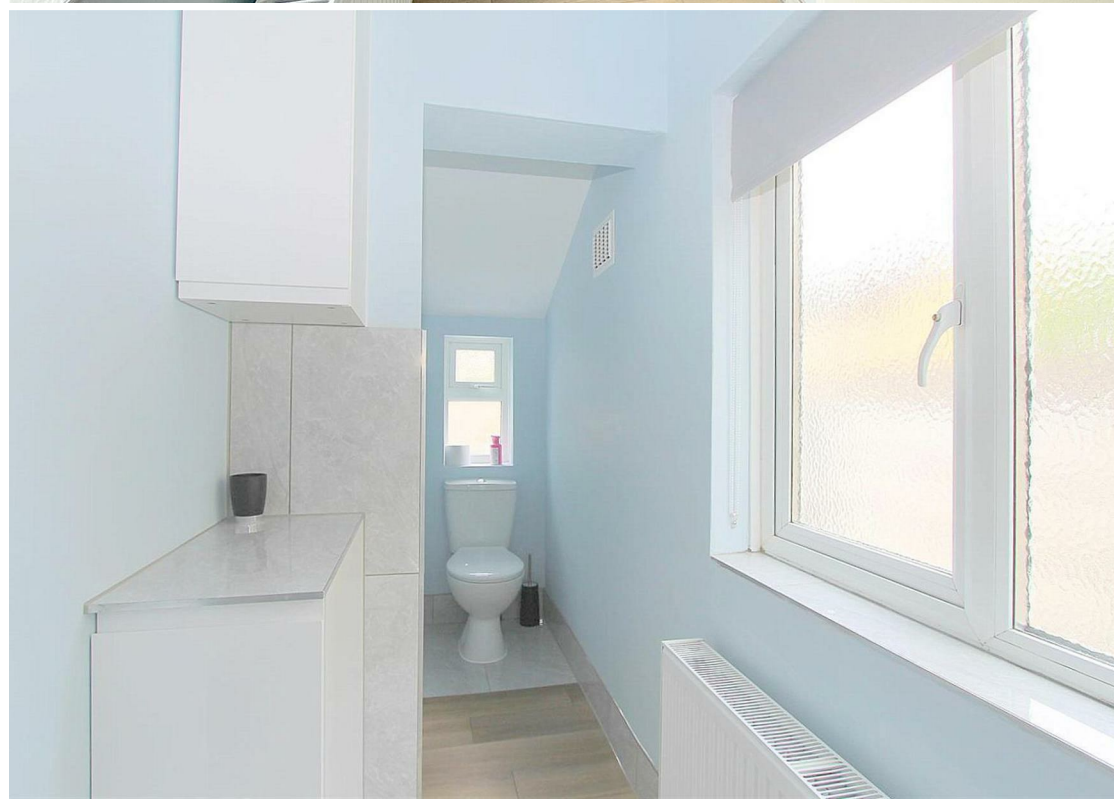
BUYER'S INFORMATION

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

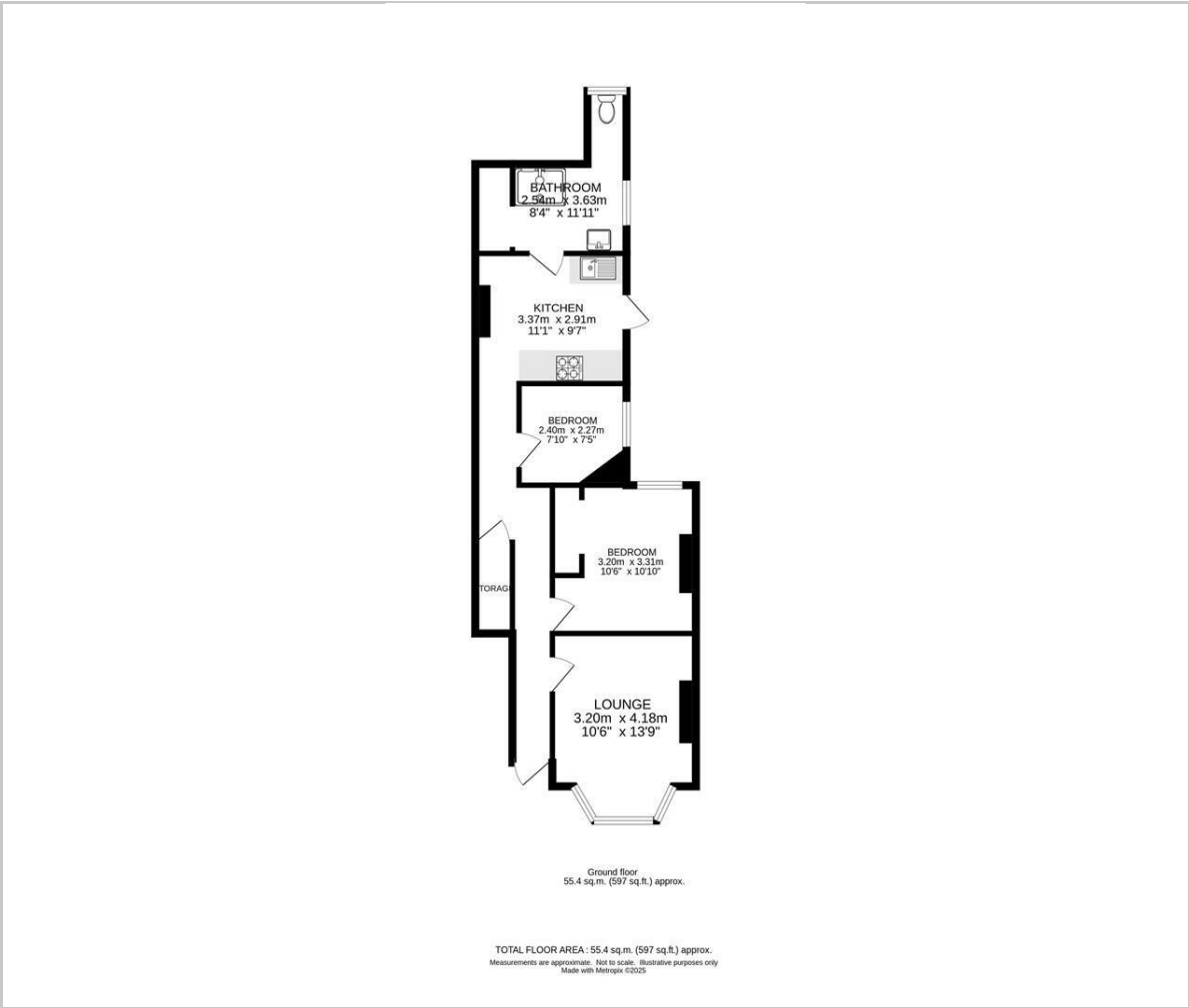








Floor Plan

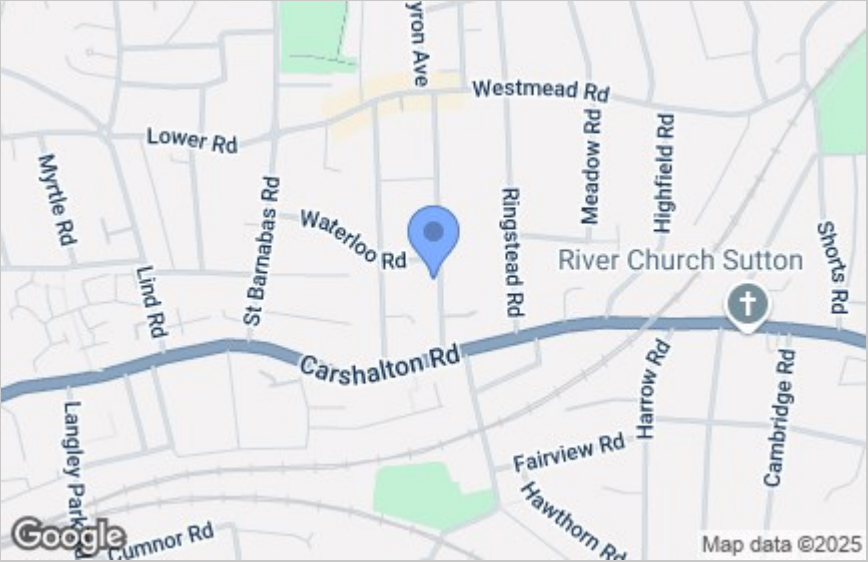


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

