



34 Banstead Road, Carshalton, SM5 3NR



Guide price £525,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming three bedroom semi detached family home. The property benefits from a good size rear garden, excellent scope to extend s.t.p.p, a garage at the side and NO ONWARD CHAIN.

Conveniently located, this home is just a short distance from Carshalton Beeches train station, making commuting to London and beyond a breeze. Additionally, local schools and shops are within easy reach, catering to all your daily needs and making this property an ideal choice for families or professionals alike.



Accommodation
ENTRANCE PORCH:

ENTRANCE HALL: Radiator, understairs storage cupboard.

FRONT RECEPTION ROOM: 15'1 x 11'9 max.
Having front aspect, radiator, laminate flooring.

REAR RECEPTION ROOM: 13'7 x 10'5.
Fireplace, two radiators, laminate floor, door and window leading to the conservatory.





KITCHEN: 10'1 x 6'11. Fitted with range of base and eye level units, worksurfaces, sink unit, appliance space, door and window to rear garden.

CONSERVATORY: 10'6 x 6'6. Windows to side and rear.

FROM ENTRANCE HALL STAIRS TO FIRST FLOOR LANDING: Flank window, storage cupboard, access to loft.

BEDROOM ONE: 15'3 x 10'7. Window having front aspect, radiator.

BEDROOM TWO: 13'6 x 10'6. Window having rear aspect, radiator.

BEDROOM THREE: 8'2 x 7'0. Window having front aspect, radiator.

BATHROOM: 7'3 x 6'10. With white suite comprising - panel enclosed bath, wash hand basin, storage cupboards, window to rear.

SEPARATE WC: Low flush w.c.

GARDEN: Lawn area, mature shrubs, storage area under the conservator.

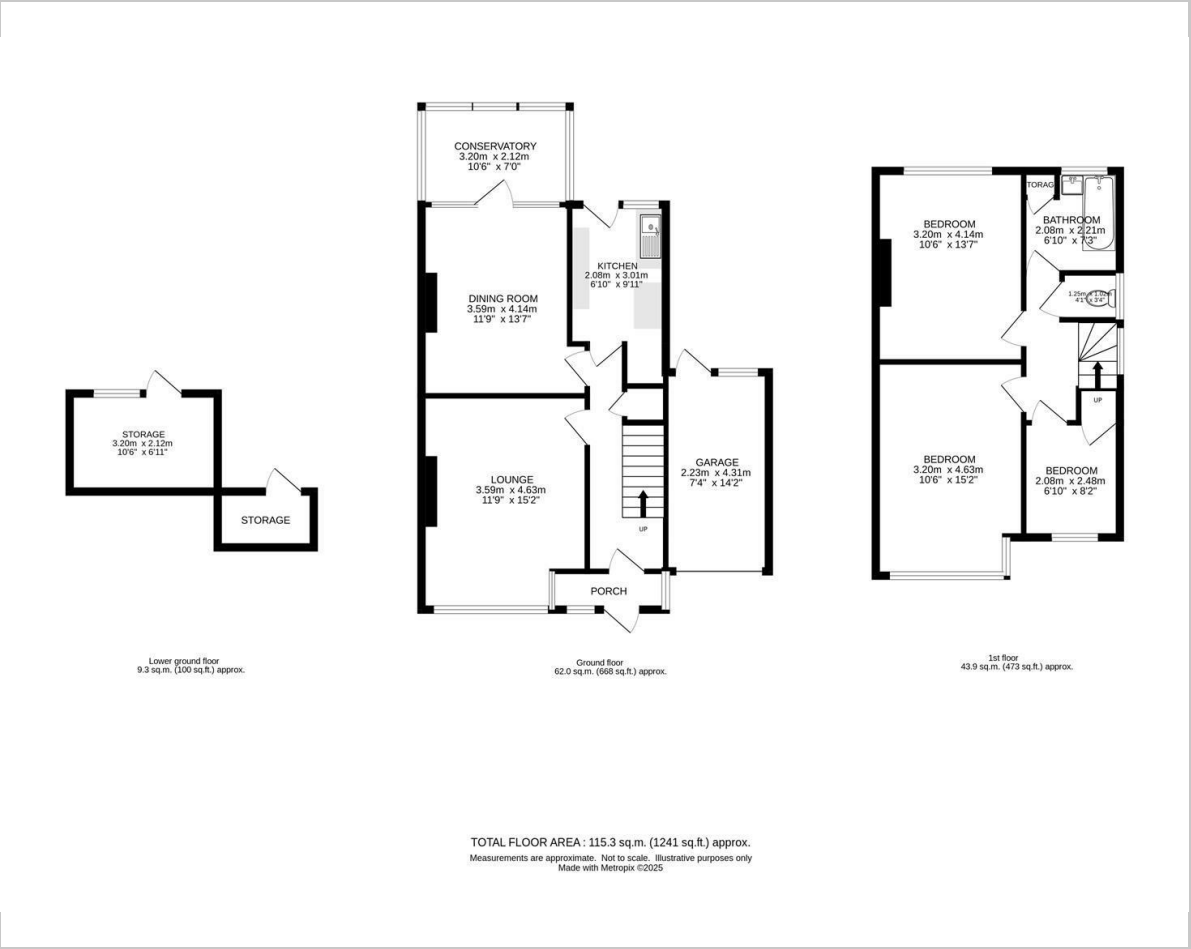
GARAGE: Attached single garage at side with rear personal door, own driveway.

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

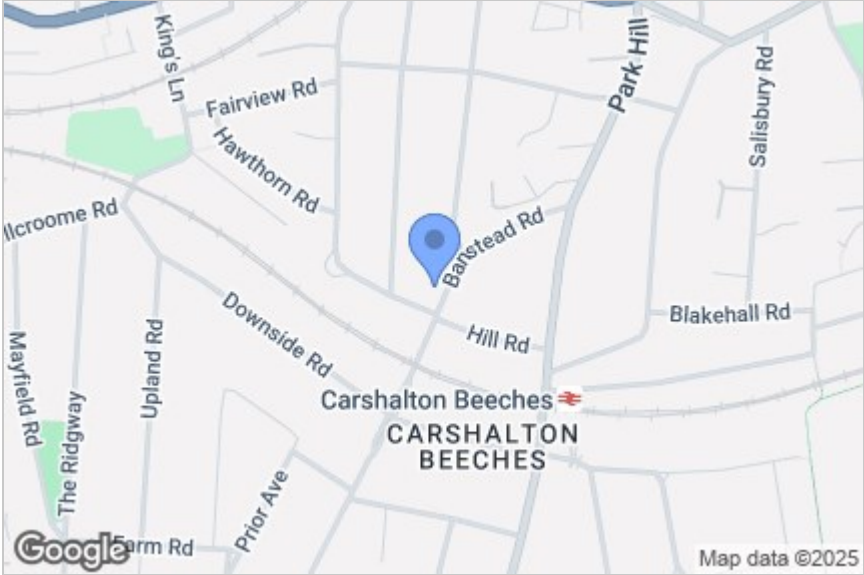


Viewing

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

