



1 Harrow Road, Carshalton, SM5 3QH

£700,000



WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN - DEVELOPMENT OPPORTUNITY

Conveniently situated in the charming area of Carshalton, this three-bedroom family home offers an impressive 1,476 square feet, the property occupies a bold corner plot, with a large rear garden and great potential to extend to the side or into the loft, subject to relevant planning being agreed.

Positioned in a prime location within Carshalton Beeches, residents will enjoy easy access to a variety of local amenities, including a butcher, mini supermarket, cafes, restaurants, and various shops, all within a short stroll. The local bakery, a beloved spot among the community, is just at the top of the hill.

For those who rely on public transport, Carshalton Beeches Mainline station is within walking distance, and bus services are readily available. Families will appreciate the proximity to several esteemed schools, including St Philomena's Catholic High School for Girls and Harris Academy Carshalton, among others.

Internal viewings are highly recommended to fully appreciate the spacious accommodation and the potential the garden has to offer STPP.

Accommodation

Entrance Porch

Entrance Hall
Under stairs storage cupboard, laminate flooring, modern vertical radiator

Living Room
Double glazed window to front aspect, modern vertical radiator, laminate flooring .

Dining Room
Cast iron fireplace, modern vertical radiator, laminate flooring, double glazed door to rear aspect.

Conservatory
Double glazed sliding patio doors lead leading out into garden, double glazed windows to rear aspect, laminate flooring.

Kitchen
Range of modern white gloss kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, space for cooker, washing machine, dishwasher and fridge freezer, tiled splashback, double glazed window to rear aspect, tiled flooring.

Garage
With double doors, water tap, door to rear garden, utility area with wash hand basin and WC.

Stairs to first floor landing , double glazed window to side aspect, loft access.

Bedroom One

Double glazed window to front aspect, radiator, fitted carpet

Bedroom Two
Double glazed window window to rear aspect, radiator, fitted carpet

Bedroom Three
Double glazed window to front aspect, radiator, fitted carpet

Bathroom
Bath with chrome mixer tap and showerhead attachment, pedestal wash hand basin with chrome mixer tap, built-in boiler cupboard, flooring, radiator, double glazed obscure window to rear aspect

Separate WC
WC, tiled walls and flooring, double glazed obscure window to side aspect

Outside
Driveway providing off street parking

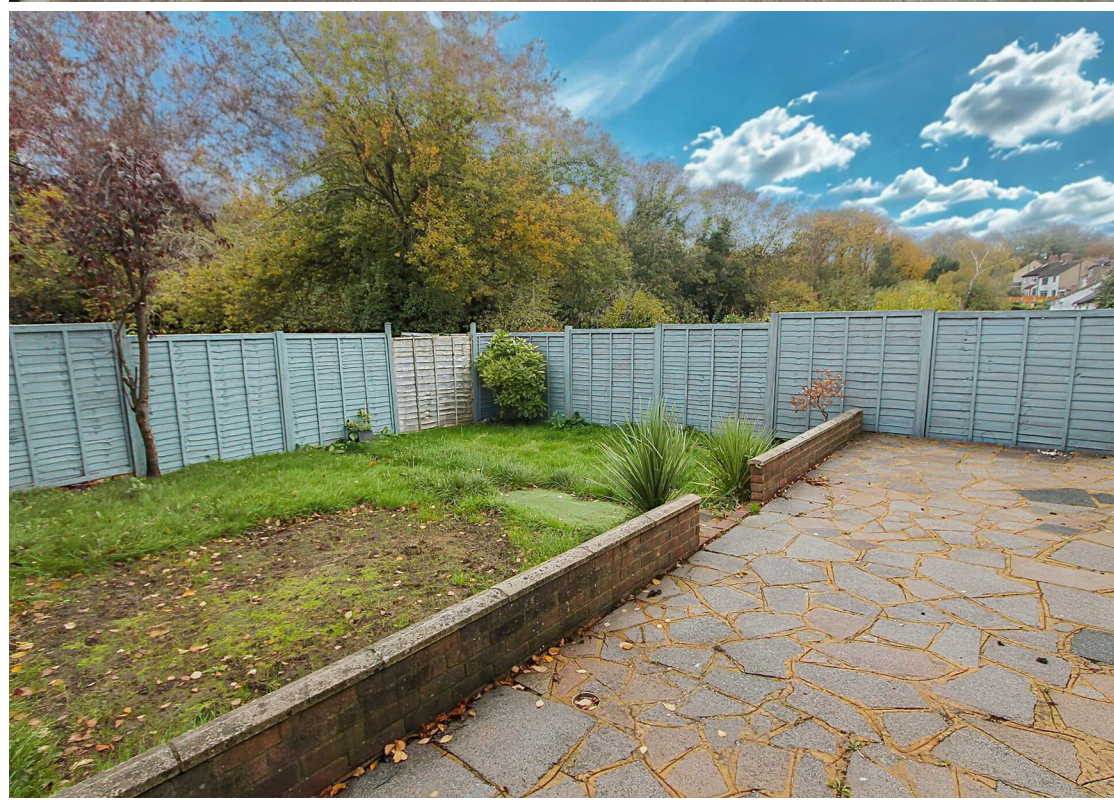
Rear Garden
Large garden, approx 100ft, lawn and patio area, side gate, (area of garden sectioned off with fencing).

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





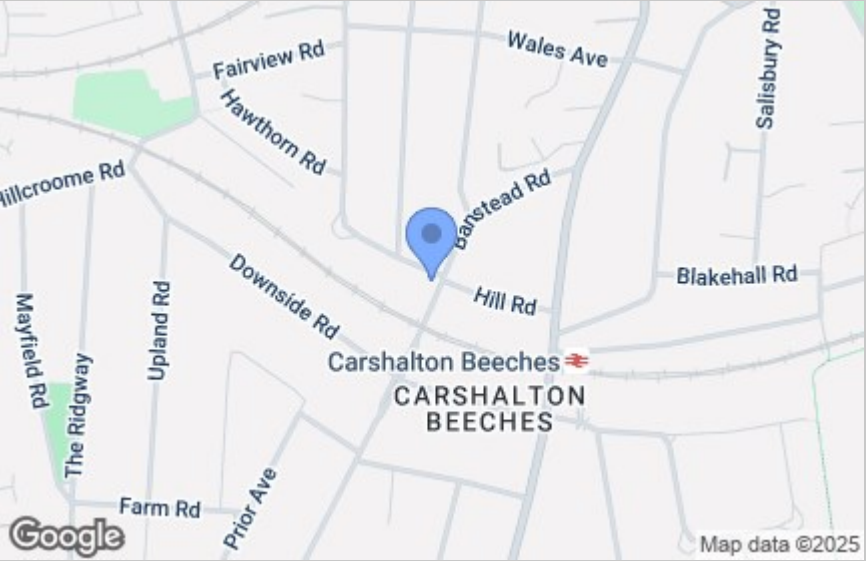




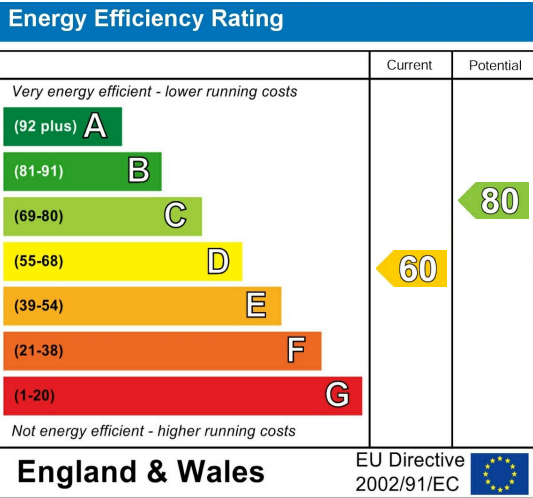
Floor Plan



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.

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.