



15 Harrow Road, Carshalton, SM5 3QH

Guide price £700,000



**WH WATSON HOMES**  
Estate Agents

# 15 Harrow Road, Carshalton, SM5 3QH

Watson Homes are delighted to offer this substantial THREE DOUBLE BEDROOM extended family home. The property offers versatile accommodation including a spacious kitchen/breakfast room, an open plan lounge/diner, a stunning South facing rear garden and a garage. Internal viewings are highly recommended to appreciate the spacious accommodation.

The property is located in prime Carshalton Beeches location with all the local amenities the parade has to offer including the local Butcher, mini supermarket, cafes and restaurants, barbers, hairdressers, nail bars, fish and chip shop, dentists and gift shops among others. The local Bakers at the top of the hill is also a favourite with all the locals.

Local public transport including Carshalton Beeches Mainline stations are within walking distance and buses are close by. Also centrally located for many great schools in the area including St Philomena's Catholic High School for Girls, Harris Academy Carshalton, Carshalton High School for girls, Stanley Park Infants, Barrow Hedges Primary and Oaks Park High Schools.

## Accommodation

Sheltered entrance  
Wooden front door to..

Spacious entrance hall  
Coved ceiling, under stairs storage cupboard, wall mounted digital thermostat.

Lounge  
UPVC double glazed bay window to front aspect, double panel radiator, open fireplace, coved ceiling.

Dining area  
UPVC double glazed sliding door to rear aspect, double panel radiator, coved ceiling.

Kitchen/breakfast room  
Range of fitted wooden wall units with matching cupboards and drawers below, wooden roll top work surfaces with inlaid ceramic sink and chrome mixer tap, space for range cooker with extract fan above, integrated dishwasher, space and plumbing for washing machine, space for tall standing fridge/ freezer, breakfast bar, wood flooring, double panel radiator, tiled splash back, cupboard housing "Worcester" combination boiler, UPVC double glazed windows to rear aspect and door to garden, access to garage.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, single panel radiator, extractor fan, fitted storage cupboard.

Stairs to 1st floor landing  
Obscure UPVC double glazed window to side aspect, large storage cupboard, loft access.

Bedroom one  
UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling.

Bedroom two  
UPVC double glazed window to rear aspect, double panel radiator, built-in wardrobe, coved ceiling.

Bedroom three  
UPVC double glazed windows to front aspect and window rear, two double panel radiators, coved ceiling.

Bathroom  
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, heated chrome towel, fitted storage cupboard, wood effect flooring, obscure UPVC double glazed window to rear aspect.

Separate WC  
Consisting of low level flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to side aspect, wood effect flooring.

Rear garden approximately 85ft (South facing) Indian sandstone paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, large wooden shed, fence enclosed, outside tap.

Garage at side  
Up/over door at front, power and light.

Front  
Gravel driveway, providing off street parking.

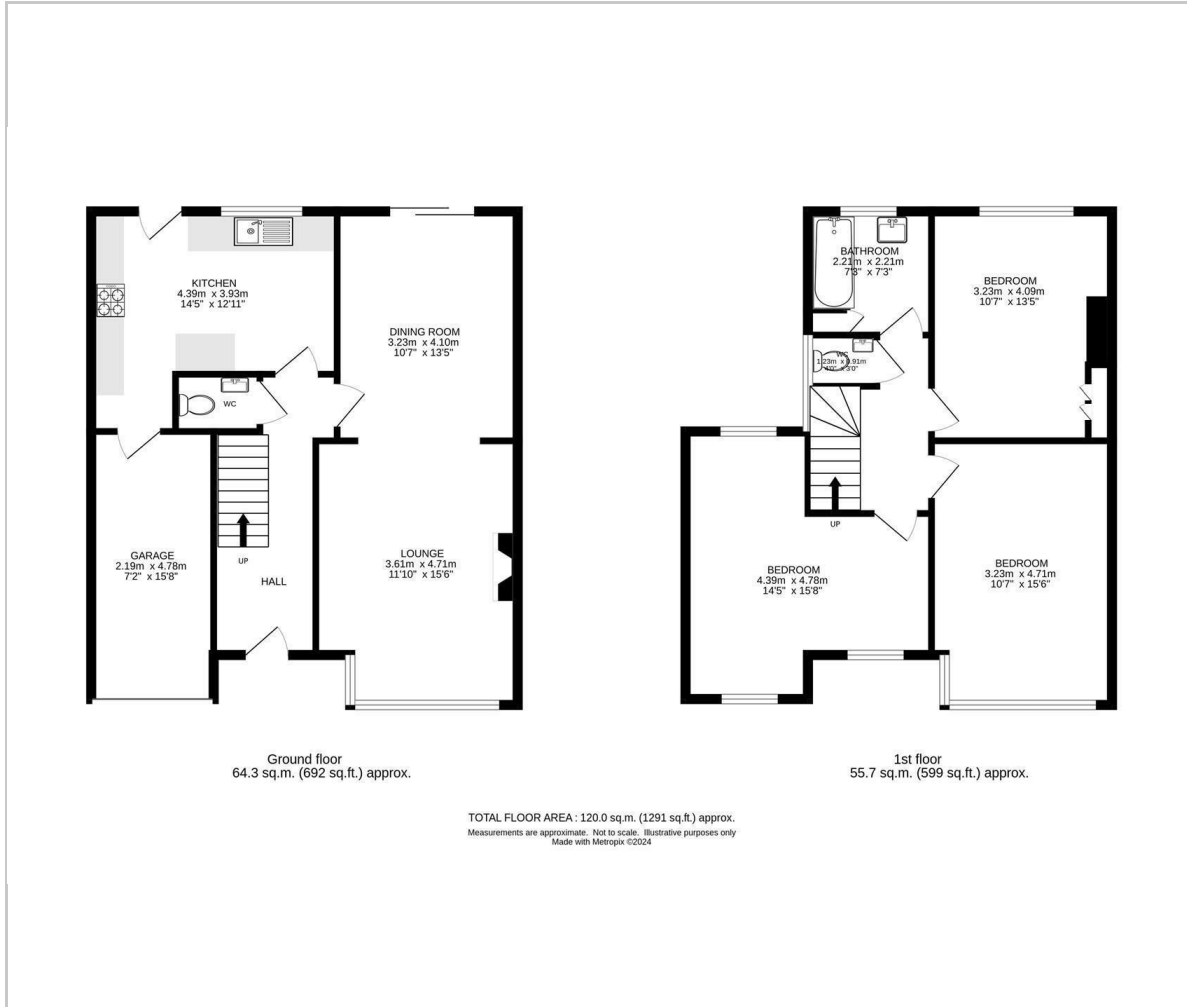








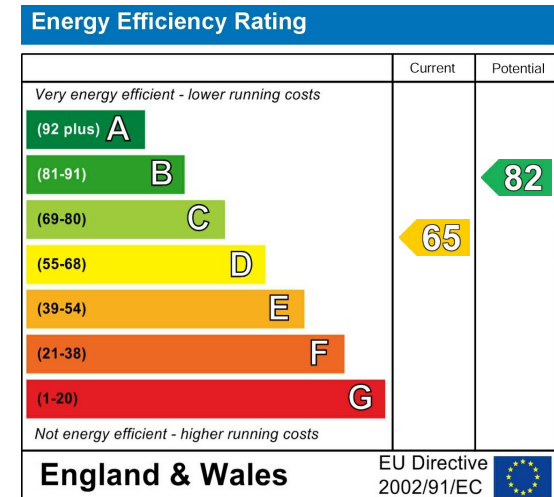
## Floor Plan



## 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.

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