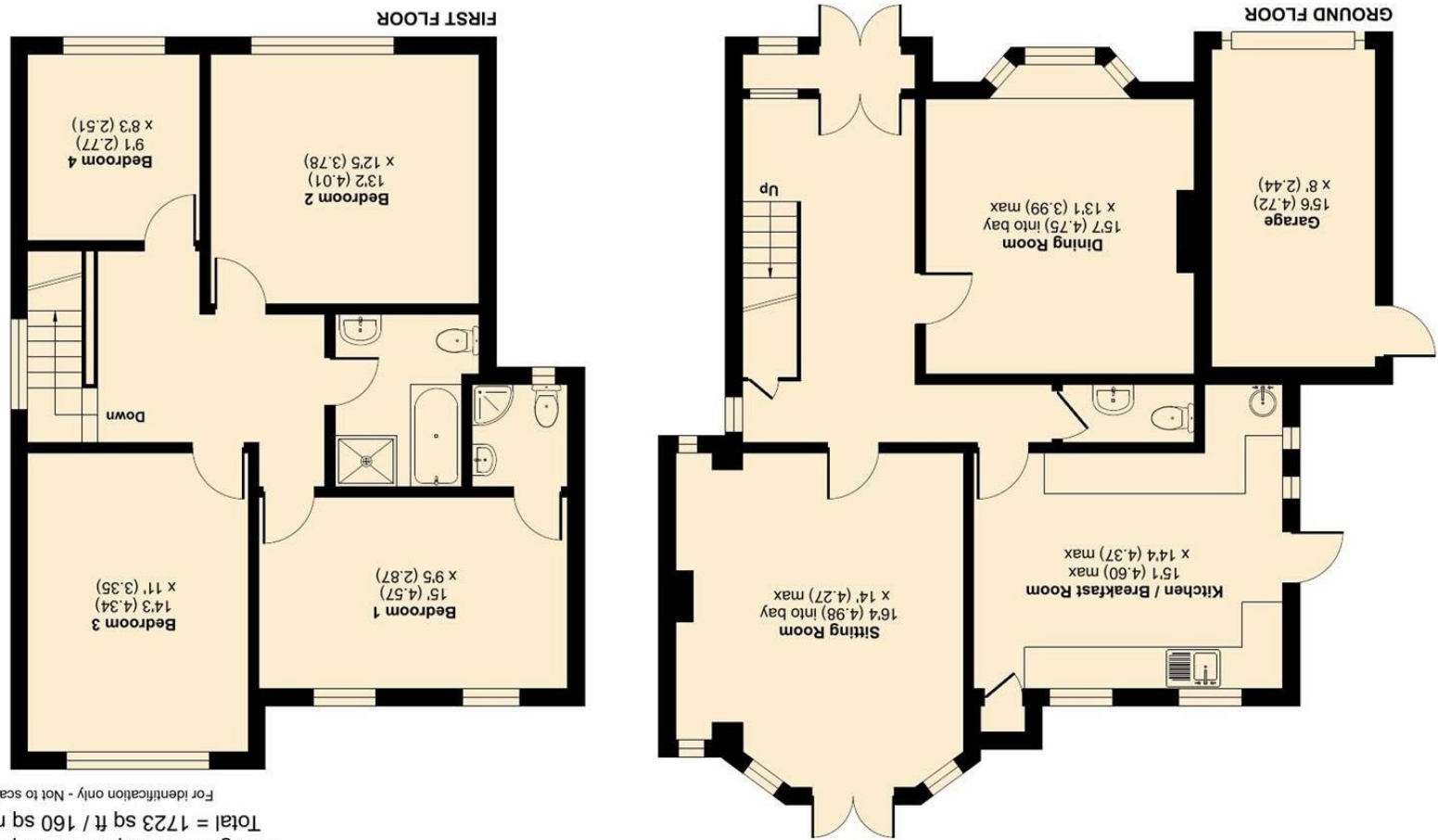




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2023. RICS Certified Property Measurer REF: 1024744



Approximate Area = 1599 sq ft / 148.5 sq m  
Garage = 124 sq ft / 11.5 sq m  
Total = 1723 sq ft / 160 sq m

### Woodmansterne Road, Carshalton, SM5

For identification only - Not to scale



\*\*\*CHAIN FREE\*\*\*

IDEALLY LOCATED FOR LOCAL SHOPS, OUTSTANDING SCHOOLS AND TRANSPORT FACILITIES, CHRISTIES ARE PROUD TO PRESENT THIS TRULY STUNNING 4-BEDROOM DETACHED FAMILY HOME JUST WAITING TO BE VIEWED.

THE GROUND FLOOR BENEFITS FROM TWO RECEPTION ROOMS WITH THE REAR RECEPTION ENJOYING BEAUTIFUL VIEWS OVER THE STUNNING REAR GARDEN. THE KITCHEN/BREAKFAST ROOM OFFERS PLENTY OF FITTED UNITS FOR STORAGE AS WELL AS ACCESS TO THE TIERED PATIO AREA WHERE YOU WILL ALSO DISCOVER THE ENTRANCE TO THE CELLAR AND GARAGE.

ASCEND TO THE FIRST FLOOR WHERE YOU ARE PRESENTED WITH A SPACIOUS LANDING GIVING ACCESS TO ALL FOUR BEDROOMS AND THE FAMILY 4-PIECE BATHROOM WHICH INCLUDES ROLL TOP BATH. THERE IS ALSO AN ENSUITE TO THE THIRD BEDROOM WHICH OVERLOOKS THE REAR GARDEN.

WHEN IT COMES TO PARKING THE PROPERTY ALSO OFFERS PARKING FOR MULTIPLE CARS TO THE FRONT AS WELL AS AN EV CHARGING POINT.

FOR MORE INFORMATION, CONTACT OUR EXPERIENCED SALES TEAM ON 020 8661 5187

- 4 BEDROOM DETACHED FAMILY HOME
- STUNNING GARDEN & TIERED PATIO AREA
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- COUNCIL TAX BAND F

