



64 Reynolds Close, Carshalton, Surrey, SM5 2AZ

Offers over £300,000



WH WATSON HOMES
Estate Agents

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A beautifully presented two bedroom first floor maisonette with private garden, situated in a popular residential road in Carshalton, close to bus links, local shops and within walking distance to both Hackbridge and Carshalton mainline train station.

This lovely property has a modern and bright interior throughout and benefits from a contemporary kitchen with a breakfast bar area, a recently fitted bathroom, two double bedrooms, a garden to the rear and gas central heating.

Accommodation

Stairs to 1st floor, part glazed UPVC door into

Entrance Hall

Coved ceiling, storage cupboards (housing electric meter), panelled radiator, wood laminate floor.

Kitchen 8'0 x 7'3 plus breakfast bar balcony area

Range of fitted wall units with matching cupboards below, wood worksurface, inset sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, tiled splashback, wood laminate flooring, breakfast bar area with UPVC double glazed windows to rear aspect.

Living Dining Room 14'6 x 10'4

Coved ceiling, gas fireplace with mantelpiece and marble effect hearth and surround, fitted TV unit with storage, panelled radiator,fitted carpet, UPVC double glazed window to rear aspect.

Bedroom One 11'1 x 10'4

Coved ceiling, panelled radiator, fitted carpet, UPVC double glazed window to front aspect.

Bedroom Two 9'4 x 9'2

Coved ceiling, panelled radiator, fitted carpet, UPVC double glazed window to front aspect.

Shower Room

Corner shower cubicle with sliding doors, thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, panelled radiator, tiled walls, laminate floor, UPVC double glazed obscure window to side aspect.

Garden

Lawn area, shed with power, paved patio area, fence enclosed.

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

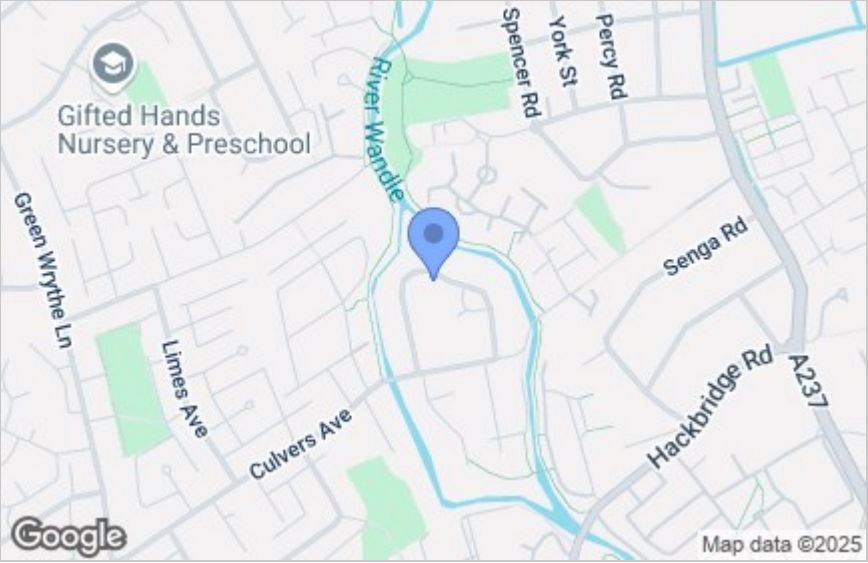


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

