



Barrow Hedges Way, Carshalton SM5 3LL

welcome to
Barrow Hedges Way, Carshalton

We are thrilled to present this beautiful, detached house available for sale. Nestled in a peaceful and strong local community, the property boasts a wealth of unique features, making it an ideal home for families. The property offers four bedrooms; the three two are ample-sized doubles, while the remaining bedroom being a single still offers spacious accommodation. The heart of the home is the recently refurbished kitchen, featuring modern appliances, built-in cupboard space, wood countertops, and a dining area. This kitchen is sure to inspire your inner chef and make meal times a delight. The two reception areas offer versatile living spaces. The first as mentioned above is an open-plan room with a garden view flowing to the kitchen, providing an extended living area in the warmer months. The front reception room is separate, featuring large windows that flood the room with natural light and wood floors adding a touch of elegance. It benefits from a garage and additional parking spaces. It has been recently renovated to a high standard, maintaining its original charm while providing modern comforts. The location is exceptionally convenient, with public transport links, nearby schools that are Ofsted outstanding, local amenities, and green spaces all within easy reach. This house offers not just a beautiful place to live but also a community to be part of. In summary, this is a truly outstanding property that combines a high standard of living with a desirable location.



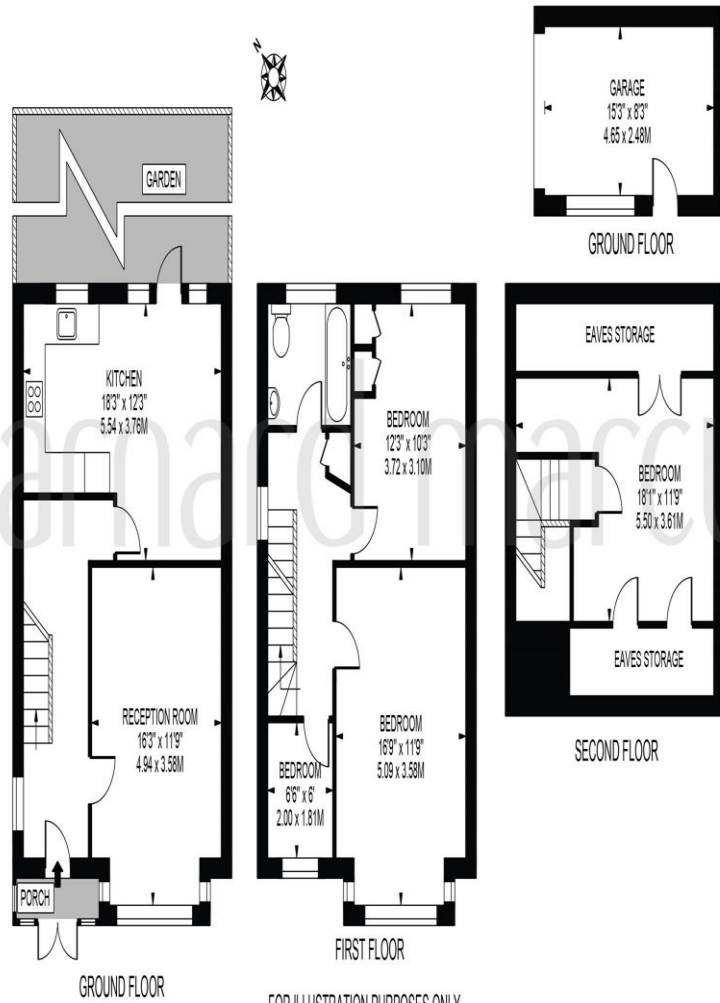
BARROW HEDGES WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1334 SQ FT • 123.95 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 102 SQ FT • 9.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 124 SQ FT • 11.53 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Barrow Hedges Way, Carshalton

- Immaculate detached house
- Four spacious bedrooms
- Recently refurbished kitchen
- Modern appliances
- Open-plan room with garden view

Tenure: Freehold EPC Rating: D

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110162



Property Ref:
SUT110162 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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