



Winchcombe Road, Carshalton SM5 1SA

welcome to

Winchcombe Road, Carshalton

I am delighted to present this immaculate, terraced property, currently listed for sale. This beautifully maintained family home boasts three bedrooms, a single and two doubles, rendering it perfect for families.

The property's unique features separate it from the crowd. A well-sized garden provides a tranquil escape from the rigours of modern life, while the availability of parking is a practical advantage in today's world.

Inside, the property displays a warm and welcoming atmosphere. The reception room is a particular highlight, with a charming fireplace adding character to the space. The kitchen is a delight, with a modern open-plan design, granite countertops, and ample natural light. An additional dining space makes it perfect for family meals or entertaining guests.

The bathroom is equally impressive, with a luxurious bath, a shower, and a heated towel rail, offering a spa-like experience at home.

Location is key in property, and this home is ideally situated with excellent public transport links and nearby schools. Local amenities are within easy reach, offering convenience for everyday living, while green spaces nearby provide an opportunity for outdoor activities and relaxation.

This property is a unique combination of comfort, utility, and style, making it an ideal choice for families. I invite interested parties to contact me for further details or to arrange a viewing.



WINCHOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 764 SQ FT - 70.97 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.



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Winchcombe Road, Carshalton

- Three spacious bedrooms
- Well-sized tranquil garden
- Charming fireplace
- Modern open-plan kitchen
- Granite kitchen countertops

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110737



Property Ref:
SUT110737 - 0002

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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