

Woodmansterne Road Carshalton, Surrey SM5 4JN

WILLIAMS HARLOW ARE PROUD TO BRING THIS IMPOSING AND IMPRESSIVE FIVE BEDROOM HOUSE TO THE RENTAL MARKET. Situated on a tree-lined residential road in Carshalton, the location is convenient for both Carshalton and Banstead villages. Bursting with character and period features, the house combines the old and the new with style and charm. Five double bedrooms, four bathrooms, three reception rooms plus a kitchen-diner are the main features of the house. Large gardens, basement storage and double glazing are additional features. Available immediately on an unfurnished basis.

£4,250 PCM Unfurnished



DRIVEWAY

Car parking space for at least 2 cars

FRONT GARDEN

Multi-layered garden with brick path and steps leading to:

ENTRANCE

Double wood doors leading into:

HALLWAY

a stunning and impressive wood-paneled open hallway with multi-room access

RECEPTION ROOM

Front of house with original feature fire-place and bay window

DINING ROOM

Front of house with bay window and feature fire-place

LOUNGE

Overlooking and with access into the rear garden and access into the kitchen-diner

KITCHEN-DINER

A feature fire-place in the dining area and exposed wooden ceiling beams complemented by the modern cooking area with all modern appliances

CONSERVATORY

Adjoining the kitchen-diner and with direct access into the garden makes this a perfect utility room

STAIRCASE

Magnificent wrap-around staircase over looking the hallway

BEDROOM ONE

Double room with built-in wardrobes and four-poster bed

EN-SUITE

Full-size and modern design with bath and shower and WC and hand-basin

BEDROOM TWO

Double size overlooking the front garden with built-in wardrobes

BEDROOM THREE

Double room overlooking the rear garden

JACK & JILL BATHROOM

Joint room access with shower over bath, WC and basin

BEDROOM FOUR

Double room over looking the rear garden

EN-SUITE

Shower cubicle, WC and basin

BEDROOM FIVE

Double room over looking the rear garden

SHOWER ROOM

Shower cubicle and WC and basin

BASEMENT

Storage area

REAR GARDEN

Large garden laid mainly to grass

COUNCIL TAX

Council Tax Band G (£3,413.97) 2023 / 24



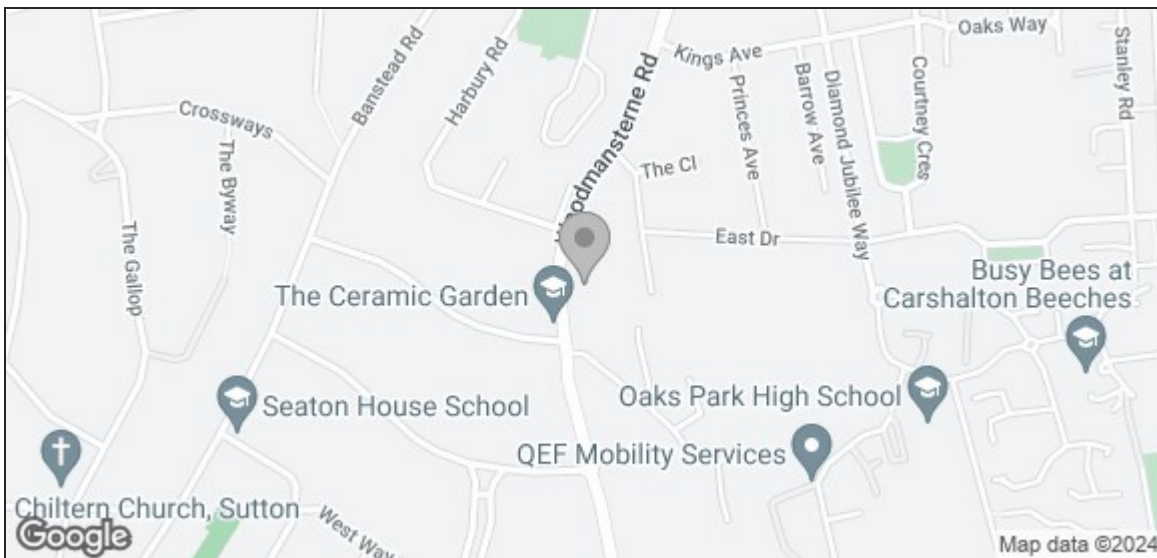
WOODMANSTERNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3774 SQ FT - 350.59 SQ M
(EXCLUDING VOID)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	