



14 Hill Road, Carshalton Beeches, Surrey, SM5 3RA

£725,000



**WH WATSON HOMES**  
Estate Agents

## 14 Hill Road, Carshalton Beeches, SM5 3RA

### Overview

NO ONWARD CHAIN !!!!

Nestled in the picturesque area of Carshalton Beeches on Hill Road, Watson Homes is delighted to present this charming three-bedroom semi-detached family home. Spanning an impressive 1,444 square feet, this property is a perfect blend of character and modern living, making it an ideal choice for families seeking both comfort and convenience.

The location is truly exceptional, surrounded by the natural beauty of the countryside, including the stunning Oaks Park and the fragrant Mayfield Lavender Fields. For those commuting to Central London, Carshalton Beeches train station is just a short distance away, providing excellent transport links. Additionally, a variety of local shops and reputable schools are within easy reach, ensuring that all your daily needs are met.

Inside, the home boasts spacious living areas, perfect for family gatherings and entertaining. The large open-plan reception room features stylish elements, including a charming fireplace, creating a warm and inviting atmosphere. The separate kitchen is well-equipped, and the three generously sized bedrooms offer ample space for relaxation. The bathroom is conveniently designed with a separate W/C, enhancing functionality for busy family life.

Externally, the property is equally impressive, featuring off-street parking for up to four vehicles, a large driveway, and a garage. The generous garden provides a delightful outdoor space for children to play or for hosting summer barbecues. Additionally, a fully powered garden house offers the perfect opportunity for a home office or creative space, catering to the needs of modern living.

This delightful home on Hill Road is a rare find, combining charm, space, and a fantastic location. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of the surrounding countryside.

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## Accommodation

### Entrance Porch

### Entrance Hall

Varnished floorboards, under stairs cupboard, radiator, triple glazed window to side aspect

### Downstairs WC

Vanity wash hand basin with chrome mixer tap and storage below, WC, extractor fan, vinyl flooring

### Open plan Living Dining Room

### Living Room

Victorian style cast iron fireplace, radiator, fitted carpet, triple glazed window to front aspect

### Dining Room

Radiator, fitted carpet, triple glazed French door opening out to garden

### Kitchen

Range of fitted kitchen units and drawers, wood effect worktop, double bowl stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor fan above, space for American fridge freezer, washing machine and dishwasher, tiled splashback, vinyl flooring, triple glazed windows to side aspect, radiator, triple glazed patio doors leading out to garden

### Stairs to 1st floor landing

Triple glazed window to side aspect, fitted carpet, built-in cupboard housing boiler, loft access

### Bedroom One

Radiator, fitted carpet, triple glazed window to front aspect

### Bedroom Two

Radiator, built-in shelving, fitted carpet, triple glazed window to rear aspect

### Bedroom Three

Radiator, fitted carpet, triple glazed window to rear aspect

### Bathroom

Tile enclosed bath with shower screen and chrome taps, electric 'Mira' shower, pedestal

wash hand basin with chrome taps, tiled walls, triple glazed window to front aspect, radiator, vinyl flooring

### Separate WC

With obscure triple glazed window to side aspect, tiled walls, vinyl flooring

### Outside

### To the front

Detached garage, block paved driveway providing off street parking

### South Facing Rear Garden

Well-maintained garden mainly laid to lawn, patio area, side access

### Summerhouse

Converted as use for a gym with power, light, wood flooring and electric heater

## BUYER'S INFORMATION

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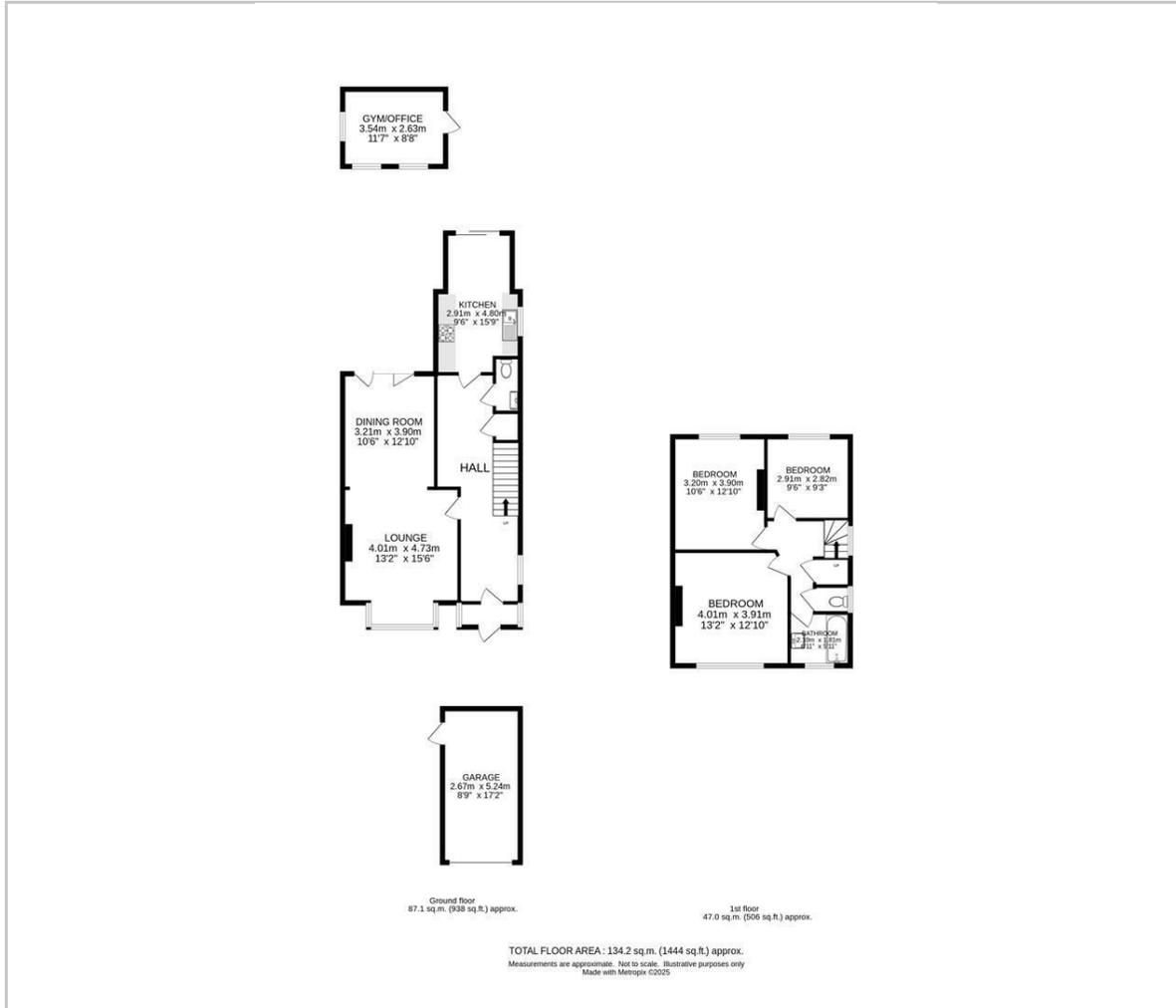








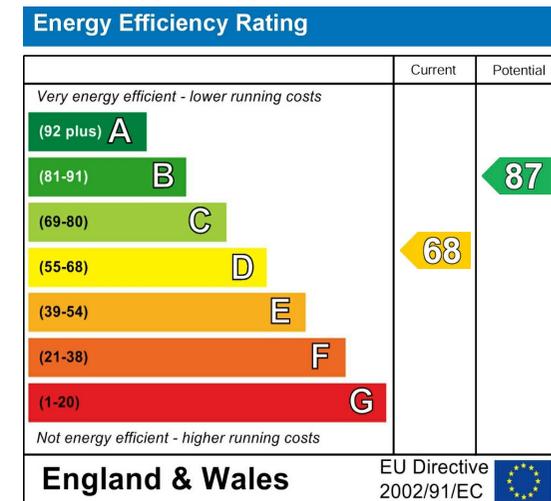
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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