

Cromwells



83 Wigmore Road, Carshalton

Carshalton

Guide Price £450,000

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This beautifully presented two-bedroom terraced house offers spacious and versatile accommodation, perfect for modern living. The ground floor features an impressive open plan layout, seamlessly combining the living, dining, and kitchen areas to create a bright and inviting space. The well-appointed kitchen benefits from contemporary fittings and ample worktop space, while the adjoining utility room provides additional convenience for every-day tasks. An office room to the rear offers an ideal home working or study option, with further storage available. Upstairs, there are two generous bedrooms, both finished to a high standard, along with a stylish family bathroom. The home is immaculately maintained throughout, with tasteful décor and quality finishes. Additional benefits include a private driveway to the front, providing valuable off street parking. Located in a sought-after area, the property is within easy reach of local amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- **Beautifully Presented**
- **Spacious Open Plan Ground Floor Accommodation**
- **Utility Room + Office + Storage**
- **Driveway for Off Street Parking to front**



Enclosed Entrance Porch

Internal door leading to:

Living Room

8' 6" x 16' 9" (2.59m x 5.11m)

Front aspect, open plan leading to the Kitchen/Dining Room. Feature cast iron fireplace, bespoke built-in TV cabinetry and solid oak flooring. open plan leading to Kitchen/Dining Room.

Kitchen/Dining Room

12' 10" x 16' 9" (3.91m x 5.11m)

Open plan, leading from the Living Room, rear aspect with French doors opening onto the garden and door to the Utility Room. Contemporary fitted kitchen featuring a large solid-surface island with integrated sink, induction hob and downdraft extractor, complemented by full-height cabinetry providing integrated appliances and excellent storage.

Utility Room

Rear aspect with door from kitchen. Door out to garden

Stairs to First Floor Landing

Doors leading to:



Bedroom 1

11' 2" x 16' 9" (3.40m x 5.11m)

Front aspect, range of fitted wardrobe cupboards, further storage cupboard

Bedroom 2

11' 6" x 10' 10" (3.51m x 3.30m)

Rear aspect, range of fitted wardrobe cupboards

Family Bathroom

Rear aspect family bathroom finished with marble wall tiling, honed slate flooring and a bespoke vanity unit.

Outside

Good Size Rear Garden

Easily maintained good size rear garden, access to cabin at rear providing home office plus storage facility

Driveway to front for off street parking

Space for two cars.





Cromwells Estate Agents

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