







3 Ash Close, Carshalton, SM5 2AJ

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Guide price £525,000

Cromwells
ESTATE AGENTS

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Overview

Located in the desirable cul-de-sac of Ash Close, Carshalton, this charming mid-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,006 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious hallway and access to the Lounge. The extended open plan kitchen and dining area is a standout feature, designed to create a warm and welcoming atmosphere for family gatherings and dinner parties. The contemporary layout ensures that the heart of the home is both functional and stylish.

The property also includes a convenient downstairs WC, adding to the practicality of the living space. Outside, you will find off-street parking, a valuable asset in this sought-after area. The cul-de-sac location not only enhances the sense of community but also offers a peaceful environment away from the hustle and bustle of city life.

With its excellent amenities, transport links and good schools nearby, this home is perfectly positioned for those who appreciate both tranquillity and convenience. This property is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Don't miss the chance to make this delightful house your new home.

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Accommodation

Part glazed wooden front door to..

Entrance hall

Obscure double glazed windows to front aspect, tiled flooring, modern radiator, dado rail, under stairs storage cupboard.

Lounge

Double glazed bay window to front aspect, herringbone parquet flooring, feature cast iron fireplace, modern radiator.

Open plan kitchen/diner

Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, space for gas range cooker with extractor fan above, integrated washing machine, integrated dishwasher, integrated fridge and freezer, pull out larder cupboard and drawers, island with granite worktop and storage cupboards with drawers, tiled flooring, modern radiators, two Velux windows, UPVC double glazed window and patio door doors to rear aspect, cupboard housing “Worcester” boiler.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, extractor fan, tiled flooring.

Stairs to 1st floor landing

Dado rail, fitted storage cupboard, loft access.

Main bedroom

Double glazed bay window to front aspect, double panel radiator, bespoke fitted wardrobes.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes.

Bedroom three

Double glazed window to front aspect, double panel radiator, fitted storage cupboard.

Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden - approximately 50ft

Paved patio area and footpath to rear, mainly laid to lawn with raised flower beds at side, fence enclosed, outside water and power supply, gated rear access, garden shed.

Front

Hardstanding resin driveway providing off street parking.

BUYER’S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

























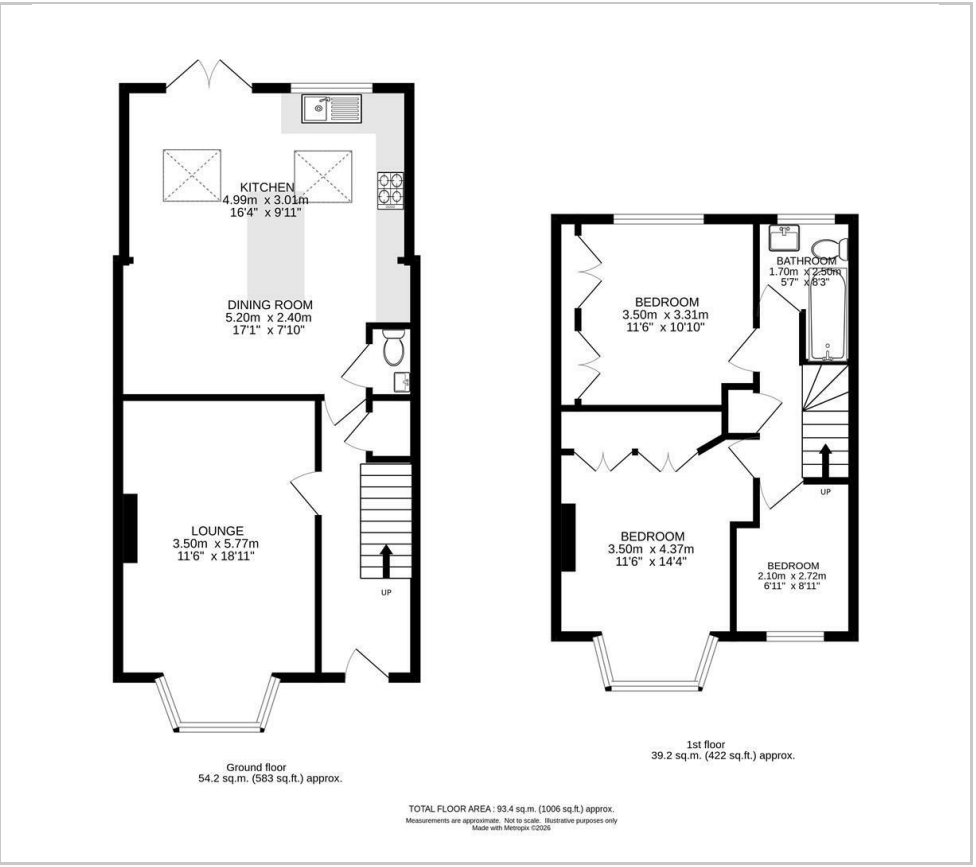








Floor Plan



Area Map

Combination boiler in the kitchen- annually serviced - located in the kitchen

Loft is fully boarded, and insulated with a pull down ladder.

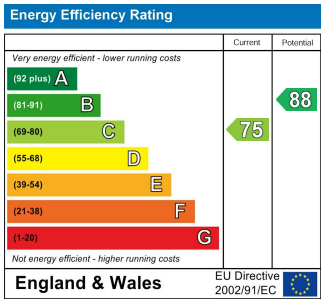
Boundary in the garden is the left as you look from the back door

Moving down to Bexhill to be closer to family

Fireplace in the living room is just decorative

Lived since 1998.

Extension done approx 2015.



Viewing

Please contact our Cromwells Office on 0208 647 4422
if you wish to arrange a viewing appointment for this property or require further information.

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77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

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