



3a Salisbury Road, Carshalton, Surrey, SM5 3HA



Guide price £700,000

WH WATSON HOMES  
Estate Agents

# 3a Salisbury Road

**Carshalton, SM5 3HA**  
**Guide price £700,000**

Situated in a sought after residential road close to reputable schools and excellent transport links, Watson Homes are delighted to offer this 3 bedroom detached family home. The property benefits from an 18ft lounge/diner, a downstairs wet room/WC, an ensuite shower room, a pretty rear garden, and a garage. Viewings are strongly recommended.

Salisbury Road is located 0.3 of a mile of two stations both Carshalton and Carshalton Beeches. With an array of sought after schools on the doorstep this is an ideal purchase for those after a family home they can grow into.



## Accommodation

UPVC double glazed entrance porch

Composite front door to

Spacious entrance hall.

Large under stairs storage cupboard, wall mounted thermostat, double panel radiator.

Lounge/diner, 18'8" x 13'6"

Double glazed bay window to rear aspect and patio doors at side, two double panel radiators, coved ceiling.

Kitchen, 11'6" X 8'10"

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for dishwasher, space for tall standing fridge/freezer, cupboard housing, boiler, tiled flooring, tiled splashback, double glazed window to front





aspect.

#### Downstairs wet room

Consisting of thermostatic shower with floor drainer, wash handbasin with chrome mixer tap, low-level pushbutton flush WC, single panel radiator, extractor fan, tiled flooring, tiled walls, obscure double glazed window to front aspect.

#### Stairs to 1st floor landing

Double glazed window to side, aspect, loft, access, cupboard, housing, hot, water tank.

#### Bedroom one, 12'7" X 10'4"

Double glazed window to rear aspect, single panel radiator, coved ceiling.

#### Ensuite, shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, part tiled walls, tiled flooring, single panel radiator, extractor fan, obscure double glazed window to side aspect.

#### Bedroom two, 9'0" X 8'8"

Double glazed window to rear aspect, single panel radiator, built-in wardrobe, coved ceiling.

#### Bedroom three, 9'6" X 7'4"

Double glazed window to front aspect, single panel radiator, built-in wardrobe.

#### Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash handbasin with chrome mixer tap in storage cupboard below, low-level flush WC, tiled flooring, part tiled walls, extractor fan, single panel radiator, obscure double glazed window to front aspect.

#### Rear garden – approximately 60ft

Large paved patio garden with flowerbeds and shrubs bordering, side access, fence enclosed, garden shed, outside power supply and lighting.

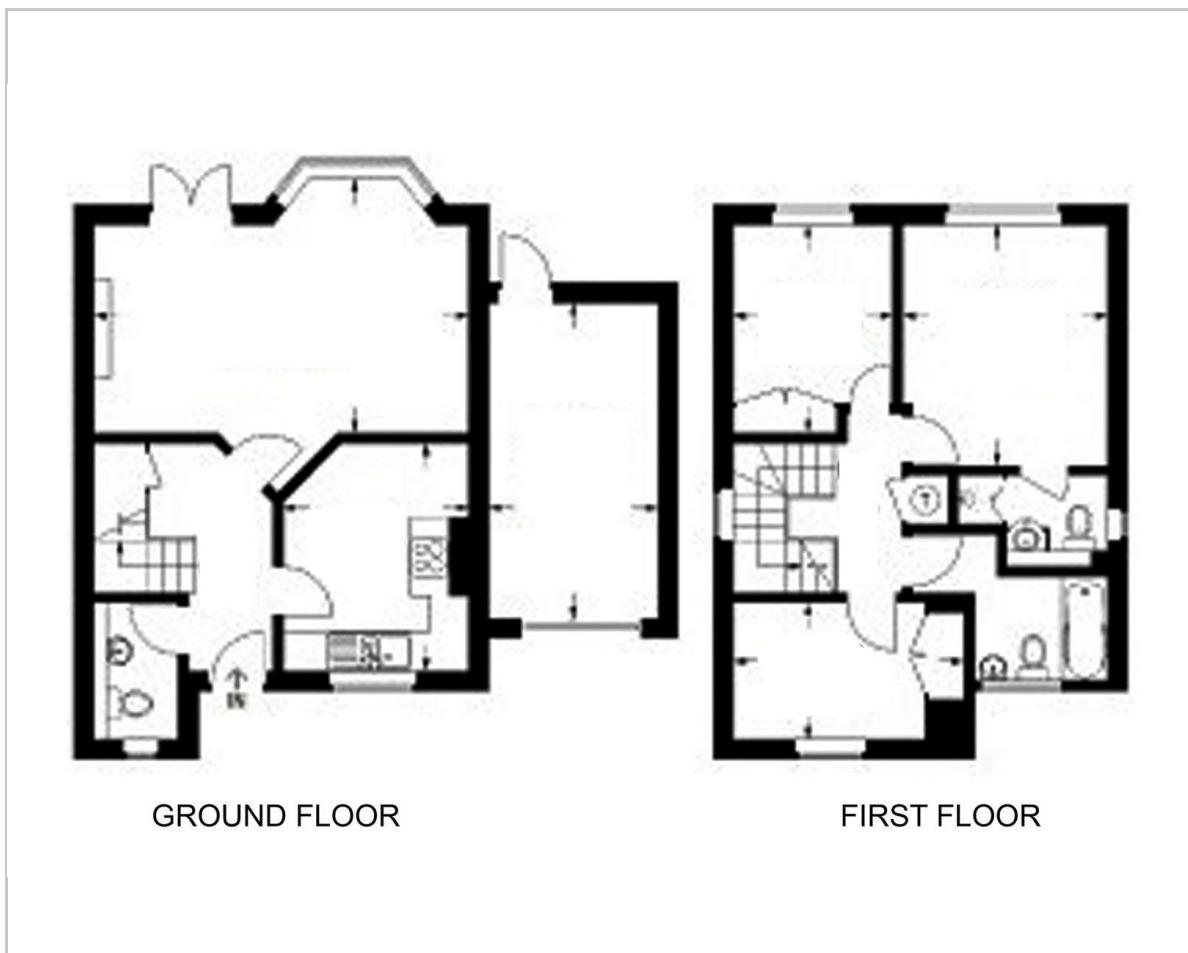
#### Garage at side

Up/over door at front.

#### 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan



GROUND FLOOR

FIRST FLOOR

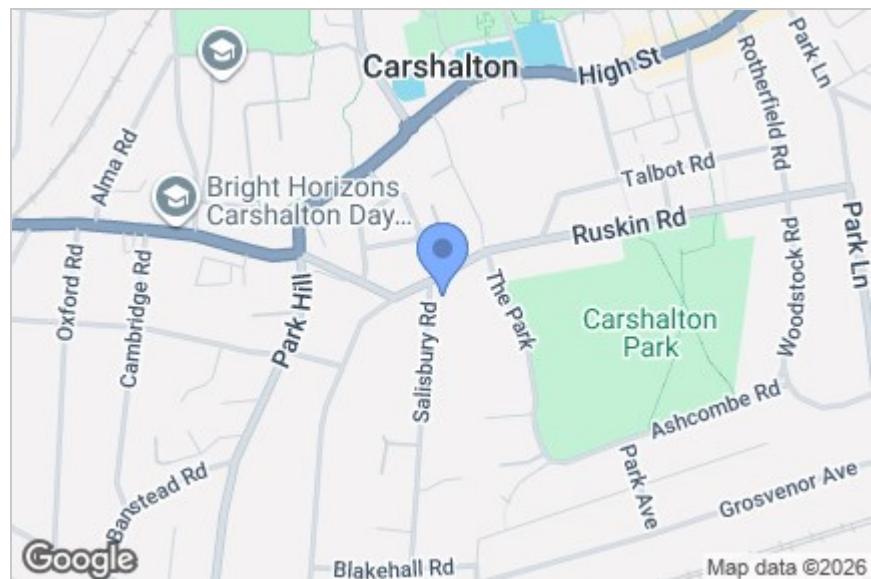
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

