

67 Pound Street, Carshalton, SM5 3PG



Guide price £625,000

WH WATSON HOMES
Estate Agents

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Carshalton, SM5 3PG

NO ONWARD CHAIN!!! Watson Homes are pleased to offer this superbly presented four bedroom house in the heart of Carshalton Village. This spacious property has been fully renovated throughout and extended by the current owners with a stunning modern and bright kitchen, diner and family room featuring bifold doors opening out to the rear garden, and a loft conversion providing a large fourth bedroom with en-suite bathroom.

Carshalton Mainline Railway Station is within easy walking distance as are the many parks, ponds, shops and leisure facilities on offer close by. A viewing is recommended to appreciate the size and space of this lovely property.

Accommodation

The property comprises of three floors of spacious accommodation, On the ground floor you will find the Entrance Hall with a downstairs WC. There are two separate living spaces with a lounge to the front, and a large open plan kitchen diner and living area to the rear which provides the perfect place to entertain family and friends. The kitchen is fully equipped with plenty of storage space, with a breakfast bar and bi fold doors opening out to the rear garden. Leading upstairs to the first floor, there are three good sized bedrooms and a modern family bathroom with bath and shower. On the second floor you will find a modern and bright fourth bedroom with a luxury en-suite bathroom. Outside the property, the rear garden is easy to maintain with Astroturf lawn, a paved





area and side access.

ROOM MEASUREMENTS

Lounge 16'0 x 10'2 (4.88m x 3.10m)
Open plan Kitchen/Diner/Family Room
Kitchen Breakfast Area 14'11 x 8'9
(4.54m x 2.66m)
Living Area 16'3 x 13'3 (4.96m x 4.04m)



Bedroom One 13'3 x 10'2 (4.05m x 3.30m)
Bedroom Two 13'9 x 10'2 (4.19m x 3.10m)
Bedroom Three 7'10 x 7'6 (2.38 x 2.34m)
Bathroom 10'0 x 6'1 (3.04 x 1.56m)

Bedroom Four 17'5 x 13'11 (5.32m x 4.24m)
En-Suite Bathroom 6'8 x 6'1 (2.06 x 1.86m)



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

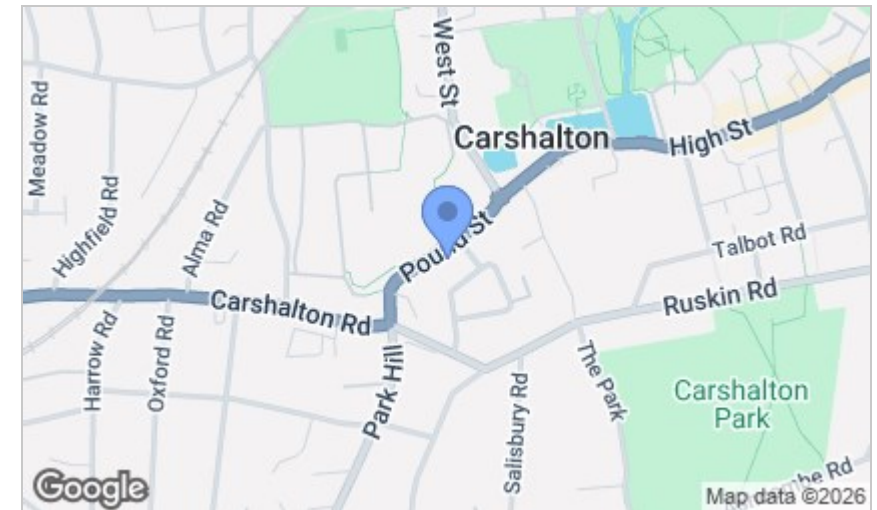


Viewing

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 firm's 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		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>66</p>	<p>81</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	