18 Roman Way, Carshalton, SM5 4EF

Offers over £850,000

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WH WATSON HOMES
Estate Agents

18 Roman Way, Carshalton, SM5 4EF

SOUGHT AFTER MODERN DEVELOPMENT | CUL-DE-SAC LOCATION | DETACHED | 4 BEDROOMS | 2 BATHROOMS | DOWNSTAIRS WC | CONSERVATORY | GARAGE | OPEN PLAN | AMPLE OFF STREET PARKING | CLOSE TO GREAT SCHOOLS.

Watson Homes are delighted to offer this immaculately presented four bedroom, two bathroom detached family home. The property benefits from modern open plan living, a downstairs WC, a conservatory, a pretty rear garden, a garage and ample off street parking.

Roman Way is ideally located for those looking to be close to popular local schools, with Stanley Park Junior, Bandon Hill Woodfield, and Oaks Park High School all within walking distance. The area is well serviced for transport links with Carshalton Beeches train station and various bus links easy accessible, plus a variety of local shops nearby.

Accommodation

EPC AND FLOOR PLAN COMING SOON....

Sheltered entrance
Double glazed wooden front door to..

Entrance hall
Wood laminate flooring, single panel radiator, coved ceiling, wall mounted thermostat, under stairs storage cupboard.

Lounge
UPVC double glazed leaded light window to front aspect, fitted plantation shutters, wood laminate flooring, double panelled radiator, coved ceiling, open fireplace.

Open plan kitchen/diner
Range of fitted gloss wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap with separate water softener, inlaid induction hob with extractor fan above and oven/grill/microwave at side, integrated dishwasher, breakfast bar, UPVC double glazed leaded light window to rear aspect and patio doors leading to garden, wood laminate flooring, modern radiator and double panelled radiator, space for American style fridge/freezer, access to garage.

Conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to patio area, tiled flooring, double panel radiator, wall lights.

Downstairs WC
Consisting of low-level flush WC, pedestal wash hand basin with chrome mixer tap, wood laminate flooring, part tiled walls, single panel radiator, extractor fan.

Stairs to 1st floor landing
Single panel radiator, loft access.

Bedroom one
UPVC double glazed lead light windows to front aspect, fitted plantation shutters, double panelled and single panel radiators, fitted wardrobes, wood laminate flooring, fitted window seating with storage cupboards below and wardrobe space opposite.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, shaver point, built in storage unit, obscure UPVC double glazed leaded light window to side aspect, extractor fan.

Bedroom two
UPVC double glazed leaded light window to rear aspect, fitted plantation shutters, coved ceiling, wood laminate flooring, fitted wardrobe, coved ceiling.

Bedroom three
UPVC double glazed leaded light window to rear aspect, fitted plantation shutters, wood laminate flooring, coved ceiling, built in wardrobe.

Bedroom four
UPVC double glazed light window to rear aspect, wood laminate flooring, single panel radiator, cover ceiling.

Bathroom
Four piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and hand attachment, tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, tiled effect flooring, part tiled walls, extractor fan, shaver point, double panel radiator, obscure UPVC double glazed leaded light window to side aspect.

Rear garden - Approximately 40ft
Large paved patio area leading to artificial lawn section with shrubs bordering, outside tap, gated side and rear access.

Integral garage
Electric up/over door at front, space and plumbing for washing machine and tumble dryer, granite effect work surface with inlaid sink and chrome mixer tap, storage and shelving, wall mounted “Worcester” combination boiler and door leading to side.

Front
Block paved driveway providing ample off street parking with further parking bay opposite.

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

Fire door

BEWARE

Together

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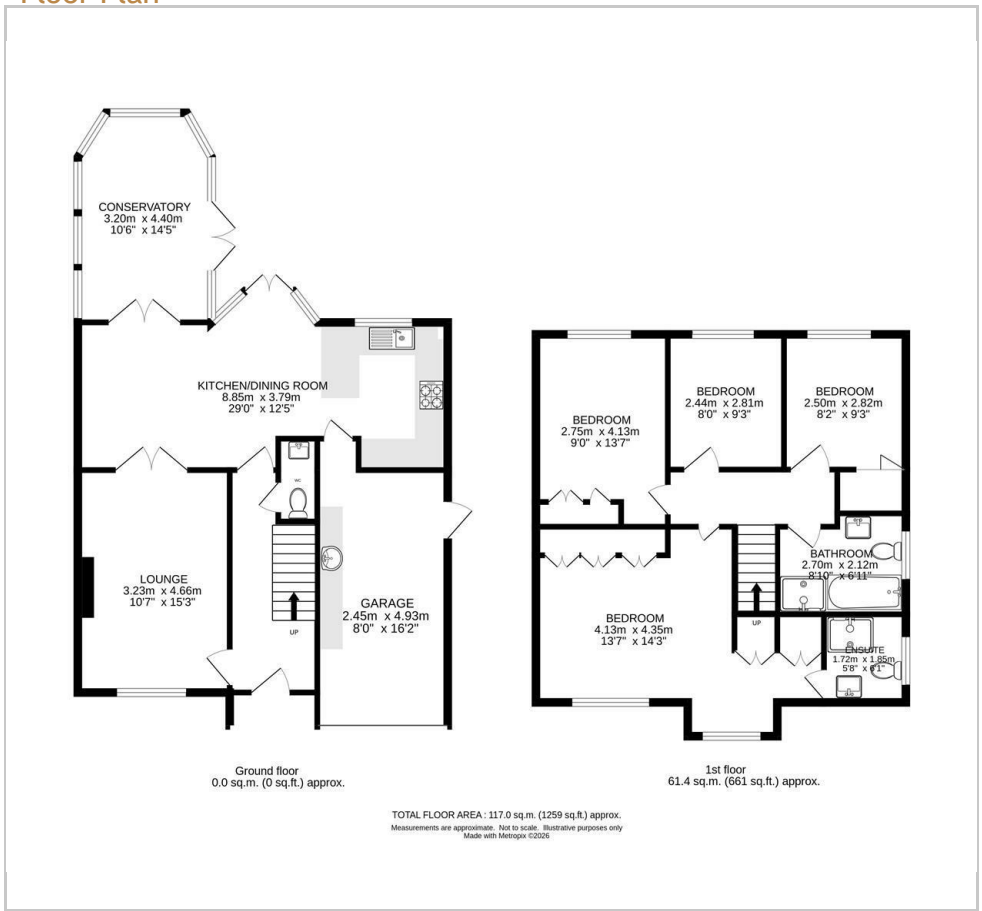
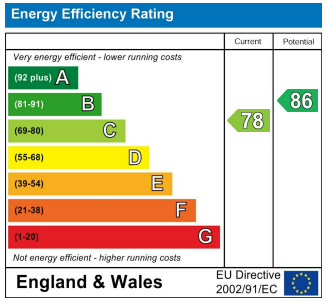
Floor Plan





Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
if you wish to arrange a viewing appointment for this

Additional Information

The property has part boarded loft with ladder.

Kitchen has been replaced since the property was built.

Boiler has also been replaced in 2021.

Property has very useful 2 extra parking spaces.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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