

34 West Way, Carshalton, SM5 4EW



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Guide price £1,400,000

**WH WATSON HOMES**  
Estate Agents



# 34 West Way

## Carshalton, SM5 4EW

Watson Homes are delighted to offer this magnificent seven bedroom, five bathroom detached family home which must be seen! Situated in a prime location in Carshalton Beeches, this property offers a wealth of accommodation spanning over three floors, offering versatile accommodation with a total square footage of nearly 4000 sq ft.

Located within easy reach of a selection of excellent primary and secondary schools. The location is also ideal for both Sutton, Carshalton and Carshalton Beeches mainline stations with excellent service into London which are within walking distance making it ideal for commuters. There are also several convenient bus stops in the surrounding area.

### Accommodation

Obscure double glazed composite front door to..

Entrance vestibule  
Fitted storage cabinet and shoe rack, tiled flooring with underfloor heating, double wooden doors to..

Spacious entrance hall  
Tiled flooring with underfloor heating, under stairs storage cupboard, wall mounted digital thermostat.

Lounge  
UPVC double glazed bay window to front aspect, fireplace with solid surround and wooden mantle piece, tiled flooring with underfloor heating.

Family area  
Tiled flooring with underfloor heating, open plan to..

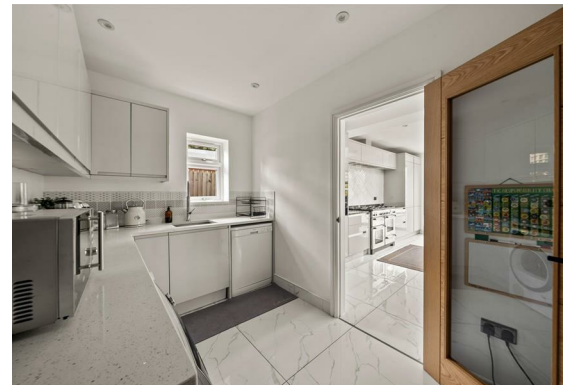
Spacious kitchen/diner/breakfast room  
Range of fitted gloss wall units with matching cupboards and drawers below, granite worktops and island with breakfast bar, fitted storage cupboards, inlaid "Franke" sink with chrome mixer tap and hose attachment, space for large gas range cooker with "Bosch" oven/grill and warming tray at side, integrated dishwasher, integrated fridge and freezer, two feature sky lanterns, tiled flooring with underfloor heating, access to large storage cupboard, double glazed bifold doors to rear aspect.

Utility room  
Range fitted gloss wall units with matching cupboards below, space and plumbing for washing machine, tumble dryer and dishwasher, space for American style fridge/freezer, quartz worktop with inlaid stainless steel sink and chrome mixer tap with hose attachment, tiled splashback, tiled flooring with underfloor heating, UPVC double glazed window to side aspect.

Downstairs shower room







Luxury modern suite consisting of tiled cubicle with thermostatic shower, low-level bidet with chrome mixer tap, low-level pushbutton flush WC, wash hand basin with mixer tap and storage cupboards below, part tiled walls, tiled flooring with underfloor heating, UPVC double glazed window to side aspect.

#### Integral garage

Hard standing providing further offstreet parking if desired, wall mounted boiler and mega flow system, UPVC double glazed windows to side aspect, electric roller shutter door at front.

#### Stairs to 1st floor landing

Solid wood flooring, single panel radiator.

#### Bedroom three

UPVC double glazed window to front aspect, solid wood flooring, single panel radiator.



#### Ensuite shower room

Modern suite consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, tiled walls, tiled flooring, heated towel rail, extractor fan, obscure UPVC double glazed window to side aspect.

#### Bedroom four

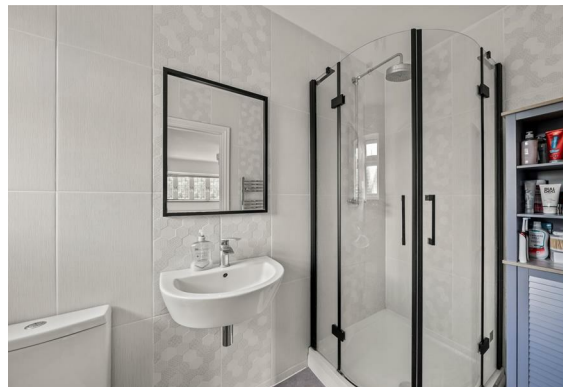
UPVC double glazed bay window to front aspect, solid flooring, double panel radiator.

#### Bedroom five

UPVC double glazed window to rear aspect, solid wood flooring, single panel radiator.

#### Bedroom six

UPVC double glazed window to front aspect, single panel radiator, solid wood flooring.



#### Bedroom seven

UPVC double glazed window to rear aspect, solid wood flooring, single panel radiator.

#### Family Bathroom

Spacious suite comprising, freestanding bathtub with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, his and hers wash hand basin with chrome mixer taps and storage cupboards below, low-level push button flush WC, part tiled walls, tiled flooring, two heated towel rails, extractor fan.

#### Stairs to 2nd floor landing

Feature skylight.

#### Main bedroom

Triple aspect room with four Velux windows to front and side aspects and UPVC double window to rear, solid wood flooring, three single panel radiators, access to eaves storage, separate lounge area.

#### Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and jet wash with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, part tiled walls, tiled flooring, extractor fan, heated chrome towel rail, shaver point.

#### Bedroom two

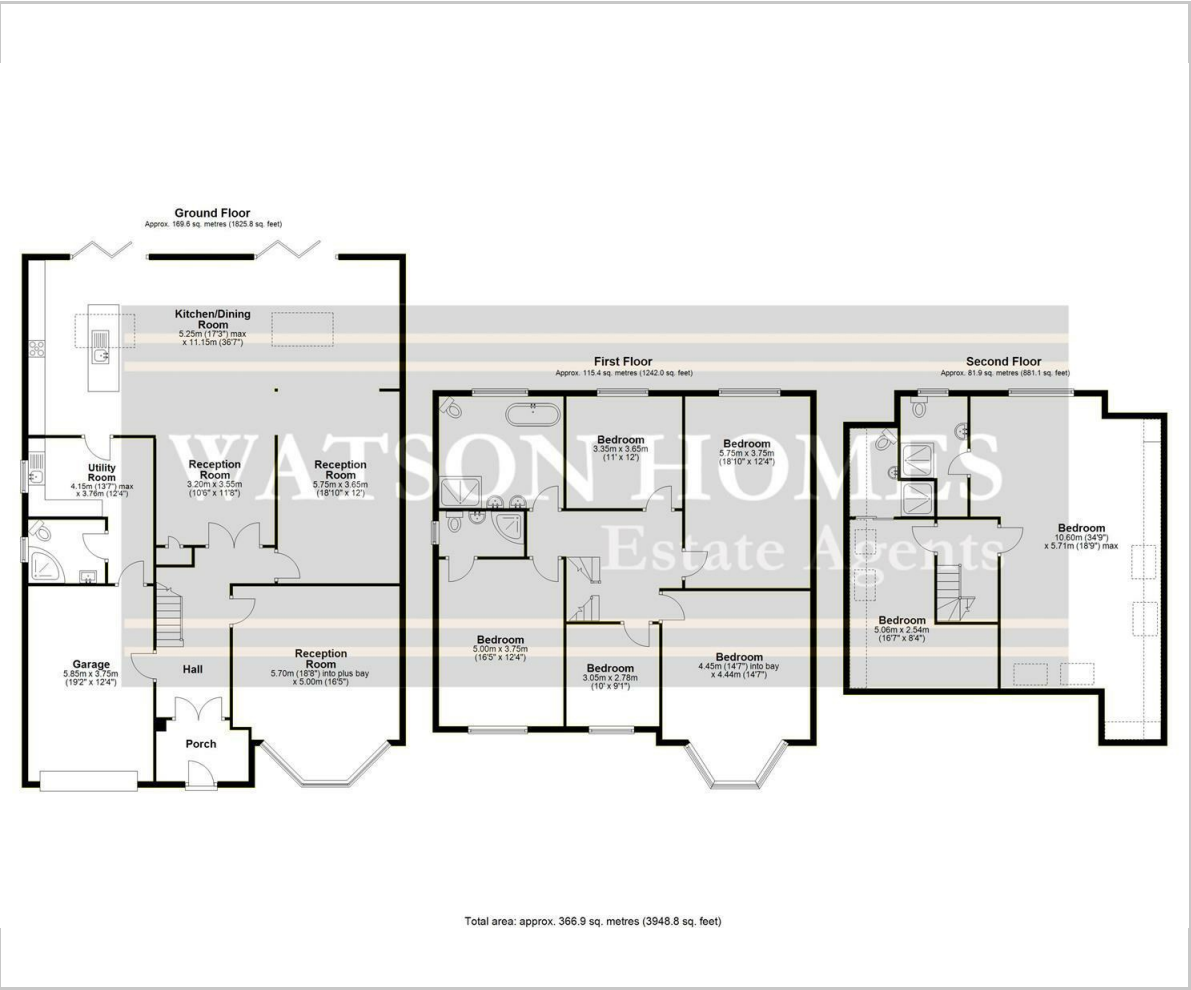
Two Velux windows to side aspect, solid flooring, single panel radiator, access to eaves storage, fitted wardrobe and shelving.

#### Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and hand



Floor Plan

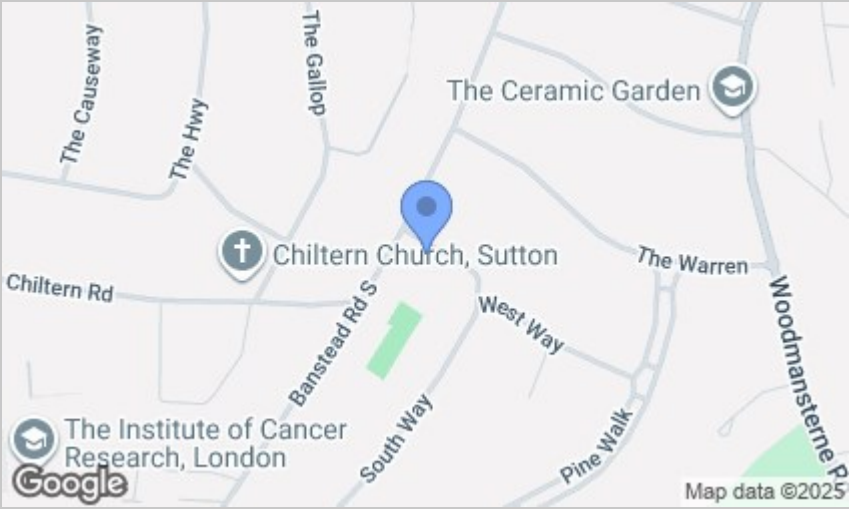


Viewing

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.

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Area Map



Energy Efficiency Graph

