



82 Gordon Road, Carshalton Beeches, SM5 3RE

Guide price £700,000



**WH WATSON HOMES**  
Estate Agents

# 82 Gordon Road, Carshalton Beeches, SM5 3RE

\* NO ONWARD CHAIN \* A great opportunity to own this superbly presented four bedroom Edwardian family home, situated in a highly sought after residential road in Carshalton Beeches. This wonderful property is ready to move straight into and is presented in immaculate condition throughout with a modern and bright interior. It has been extended to the rear and into the loft to create spacious accommodation across three floors. On the ground floor you will find a separate lounge, and an extended kitchen breakfast which provides a great social setting to entertain family and friends. On the first floor are three bedrooms and a modern bathroom, and the top floor features a fourth bedroom with en suite shower room. Outside the property, there is a well maintained rear garden with both artificial lawn and decking areas.

The property boasts a prime central Carshalton Beeches location with all the local amenities and shops the parade has to offer just a short walk away. For those looking to be close to transport links, there is both Carshalton Beeches train station and bus links to Sutton, Morden, Wallington and Croydon nearby. Also centrally located for local good primary and secondary schools.

## Accommodation

Covered entrance  
Decorative tiled step, composite front door to..

Entrance hall  
Solid wood flooring, old school style radiator, ceiling cornice, obscure UPVC double glazed window to front aspect, access to cellar and further storage cupboard.

Cellar  
Excellent storage area, steps leading from hallway.

Lounge  
UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, feature cast-iron fireplace, ceiling cornice and ceiling rose, solid wood flooring.

Dining room / play area  
Solid wood flooring, fitted desk area with storage cupboards, modern radiator, ceiling cornice, ceiling rose, open plan to..

Breakfast area  
Tiled flooring, double glazed bi folding doors to rear aspect, three Velux, windows and UPVC double glazed window to rear, modern radiator , cupboard housing “Worcester” boiler.

Kitchen area  
Range of fitted gloss wall units with matching cupboards and drawers below, integrated fridge/freezer, integrated washing machine and dishwasher, cupboard housing mega flow heating system, space for large gas range cooker with extractor fan above, pull out bin storage, inlaid stainless steel sink with chrome mixer tap with hose attachment, tiled flooring, large opening/serving hatch.

Stairs to 1st floor landing

Bedroom two  
UPVC double glazed bay window to front aspect, fitted plantation shutters, covered radiator, bespoke hanging rails, coved ceiling, feature cast iron fireplace.

Bedroom three  
UPVC double glazed window to rear aspect, fitted plantation shutters, covered radiator, ceiling cornice and ceiling rose.

Bedroom four  
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobe, ceiling cornice.

Bathroom  
Luxury modern suite, comprising panel enclosed bath with Victorian style chrome mixer tap with shower and hand attachment, large wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, decorative tiled flooring, part tiled walls, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Main bedroom.  
UPVC double glazed window to rear aspect, fitted plantation shutters, two Velux windows at front, eaves storage, double panel radiator.

Ensuite shower room  
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, heated towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden  
Large composite decking area leading to artificial lawn section with feature timber garden sleeper flowerbeds at side, large wooden storage unit, fence enclosed, rear access.

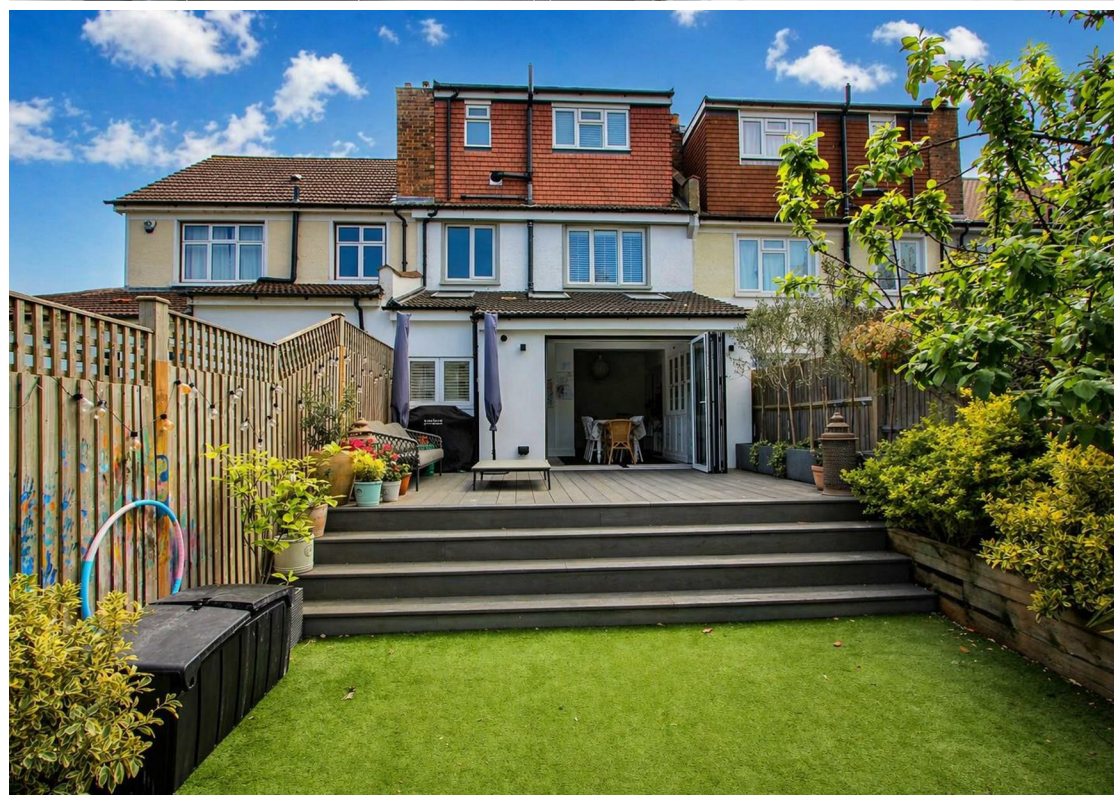
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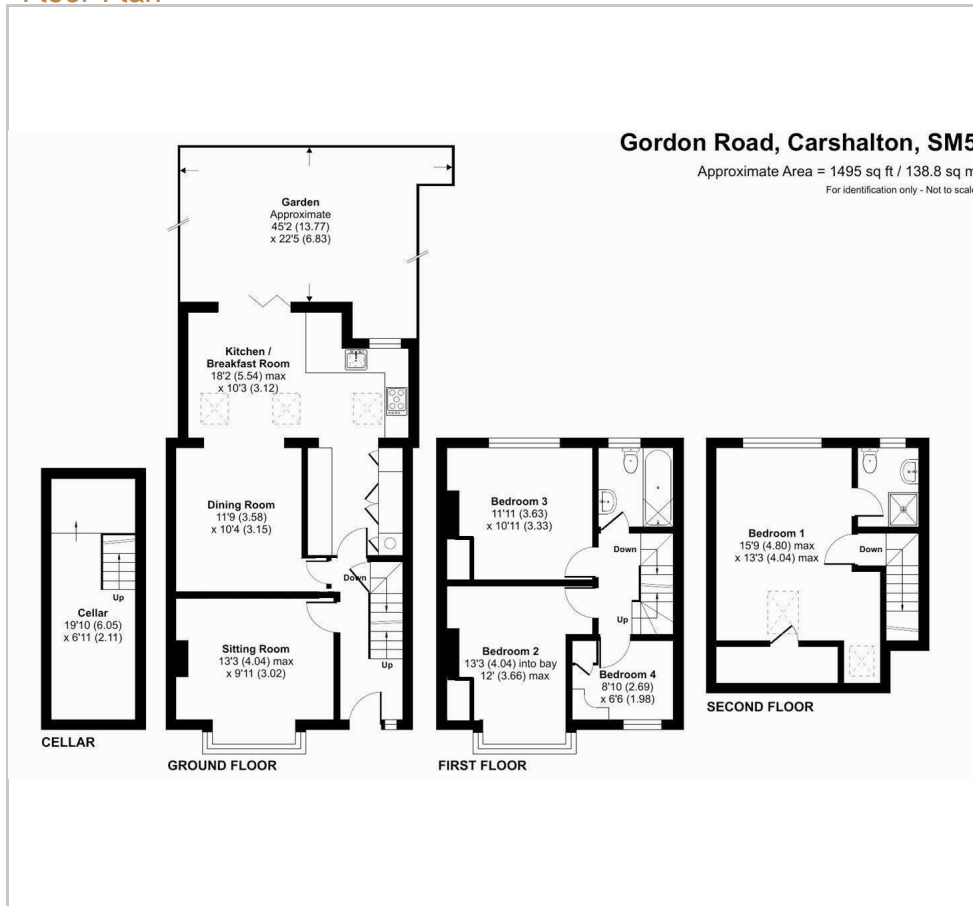




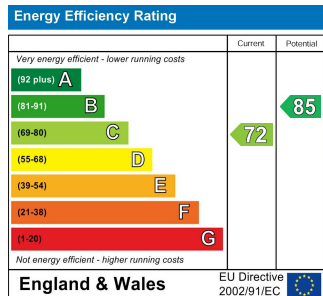




## Floor Plan



## Additional Information



### Viewing

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

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