



129 Shrewsbury Road, Carshalton, SM5 1LT



Offers in excess of
£450,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to present this charming three-bedroom mid-terrace house located on Shrewsbury Road in Carshalton. Spanning an impressive 863 square feet, this well-presented home offers modern accommodation that is perfect for families or anyone in need of extra space.

Upon entering, you will find two generously sized reception rooms, including a delightful open-plan kitchen diner. This inviting area is ideal for relaxing, dining, and entertaining guests, making it the heart of the home. The three well-proportioned bedrooms provide ample room for rest and privacy, ensuring comfort for all family members.

The property benefits from parking for one vehicle, adding to the convenience of this lovely home. Its prime location means you are just a stone's throw away from local amenities, parks, and excellent transport links. Bus services nearby connect you effortlessly to Morden, Sutton, Wallington, and Tooting, making commuting a breeze. Do not miss the opportunity to make this charming house your new home.

Accommodation

Entrance Hall
Laminate flooring, radiator, under stairs storage cupboard, cupboard with space for tumble dryer.

Living Room
Electric fire, laminate flooring, radiator, double glazed window to front aspect.

Open plan Kitchen Diner

Kitchen
Range of modern fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated double oven/grill, electric hob with extractor fan above, space and plumbing for washing machine and





dishwasher, space for American fridge freezer, Metro tiled splashback, tiled flooring with underfloor heating.

Dining Area

Tiled flooring with underfloor heating, cupboard housing 'Valliant' boiler, double glazed French doors opening out to garden.

Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, vanity wash hand basin with chrome mixer tap, enclosed WC, shower cubicle, thermostatic shower with rain showerhead and hand shower attachment, extractor fan, heated chrome towel rail, mirrored wall mounted storage cabinet, tiled walls, tiled flooring with underfloor heating, double glazed obscure window to rear aspect.

Stairs to 1st floor landing, loft access (insulated with pulldown ladder)

Bedroom One

Range of fitted wardrobes and overhead cupboards, radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Two

Radiator, fitted carpet, double glazed window to front aspect.

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect

Outside

Paved driveway providing off street parking to the front

Rear Garden

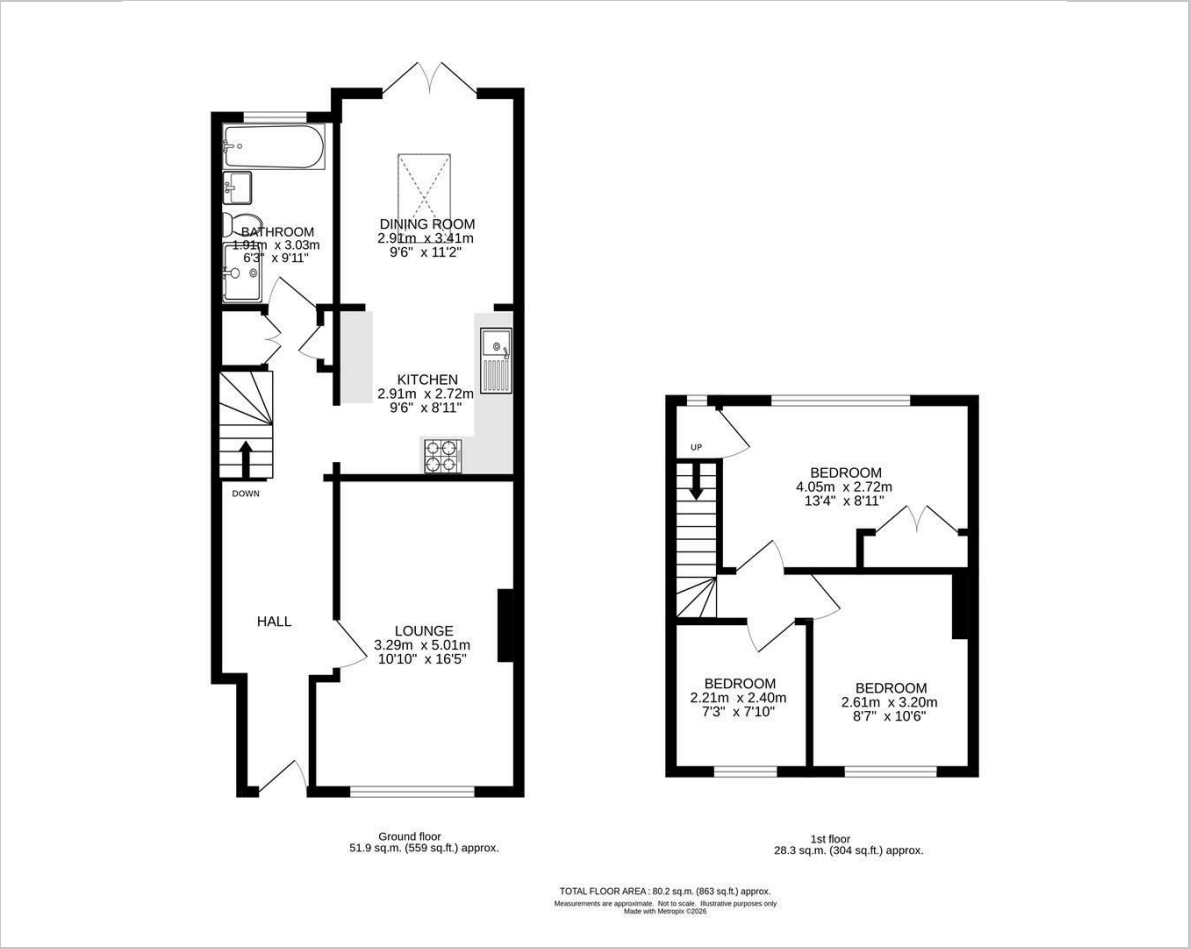
Paved patio area, lawn section, shed, outdoor power socket and water tap

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

