







27 Anglesey Gardens, Carshalton, SM5 3JD

Guide price £750,000

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WH WATSON HOMES
Estate Agents

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{ NO ONWARD CHAIN } Watson Homes are delighted to offer this popular style three bedroom semi detached family home. The property benefits from an open plan kitchen/diner, a downstairs WC, a utility room, an orangery, a pretty rear garden, a garage and ample off street parking.

This stunning property is located in a sought after residential road close to a wealth of shops, public transport links, parks and highly regarded schools. * Internal viewings are strongly recommended *

Accommodation

Covered entrance

Obscure double glazed composite front door to..

Spacious entrance hall
UPVC double glazed stained glass window to front aspect, wood laminate flooring, double panel radiator, picture rail, coved ceiling, under stairs storage cupboard, wall mounted thermostat.

Lounge
UPVC double glazed bay window to front aspect, single panel radiator, feature cast iron fireplace, coved ceiling.

Open plan kitchen/diner
Range fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and brushed chrome mixer tap, breakfast bar, integrated “Smeg” oven/grill/microwave, integrated fridge/freezer, integrated dishwasher, inlaid five ring gas hob with extractor fan above, Amtico flooring, UPVC double glazed window to rear aspect and door to side.

Dining area
Wood laminate flooring, covered radiator, gas fireplace, coved ceiling.

Orangery
UPVC double glazed windows to side and rear aspects with double doors leading to garden, feature sky lantern, wood laminate flooring, double panel radiator.

Utility room
Granite effect roll top work surface with inlaid stainless steel sink, space and plumbing for washing machine, wall mounted heater, tiled flooring, access to garden and garage.

Downstairs WC
Consisting of low-level push button flush WC, wood laminate flooring, tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Feature stained glass window to side aspect, loft access with pull down ladder, housing boiler and mega flow system. (Fully boarded)

Main bedroom
UPVC double glazed bay window to front aspect, single panel radiator, picture rail, fitted wardrobes with dressing table.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, picture rail, coved ceiling.

Bedroom three
UPVC double glazed window to front aspect, single panel radiator, picture rail, coved ceiling.

Bathroom
Spacious four piece suite comprising panel enclosed Jacuzzi bath with chrome mixer tap, tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, part tiled walls, extractor fan, tiled flooring with under floor heating, obscure UPVC double glazed window to rear aspect.

Separate WC
Consisting of low-level push button flush WC, wood flooring, obscure UPVC double glazed window to side aspect.

Rear garden (South Westerly aspect)
Approximately 90ft
Large sandstone paved patio area leading to lawn section with mature shrubs and plants bordering, outside tap, fence enclosed, further patio area with seating section, garden shed, wooden garden room with power and lighting, fence enclosed.

Garage at side
Up/over door at front.

Front
Paved driveway providing off street parking.

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

























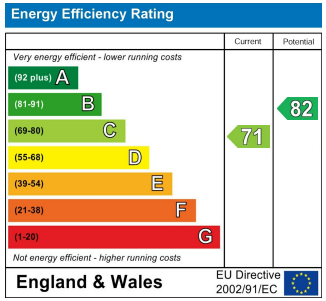






Floor Plan





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 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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