



barnardmarcus

Harrow Road, Carshalton SM5 3QH



welcome to
Harrow Road, Carshalton

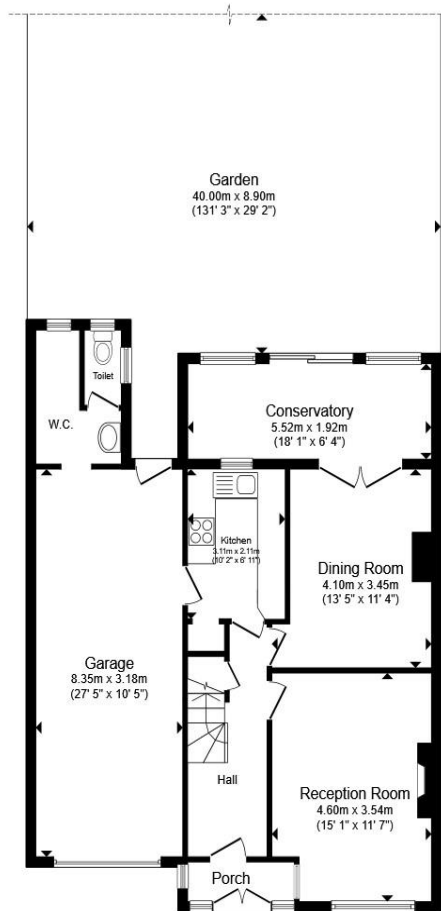
The internal layout is thoughtfully arranged to provide a comfortable balance of living and entertaining space. The ground floor comprises well proportioned reception areas with a natural flow to the rear of the property, creating an ideal environment for modern family life. Upstairs, the accommodation is arranged to suit growing families or those seeking flexible work from home options.

A particular standout is the large rear garden, a rare feature for the area, offering excellent privacy and ample room for outdoor entertaining, family use, or future potential (subject to planning). To the rear of the plot is a private port, providing additional secure off street parking or storage and enhancing the overall practicality of the home.

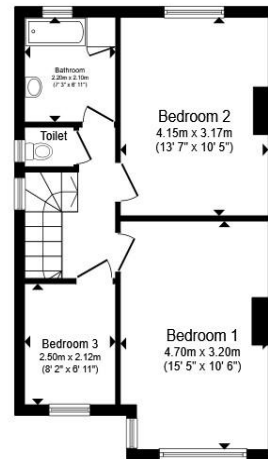
This property represents a rare opportunity to acquire a home with significant outdoor space while remaining close to excellent local amenities and transport links.

Carshalton Beeches is one of South London's most desirable residential areas, renowned for its leafy streets, strong community feel, and outstanding schooling options. The area offers a blend of suburban tranquillity and everyday convenience. Transport wise, Carshalton Beeches station provides direct rail connections into central London, making it ideal for commuters. The home is close to a range of parks and nature reserves, including the wider Carshalton and Sutton greenbelt areas.





Ground Floor



First Floor



Total floor area 131.5 m² (1,415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

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- Semi detached family home
- Unique and generously sized plot
- Large rear garden with excellent privacy
- Port to the rear providing secure parking/storage
- Flexible accommodation as shown on the floorplan

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£675,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT110836](https://www.barnardmarcus.co.uk/Property/SUT110836)



Property Ref:
SUT110836 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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