



2 The Close, Carshalton, SM5 4PE

£795,000



WH WATSON HOMES
Estate Agents

2 The Close, Carshalton, SM5 4PE

Overview

STUNNING 200FT REAR GARDEN !!!!

Located in the tranquil cul de sac of The Close, Carshalton, this delightful three-bedroom semi house presents an exceptional opportunity for family living. Upon entering, you are welcomed by an enclosed porch leading into a spacious hallway, complete with handy downstairs storage. The property boasts two generous reception rooms, each featuring a charming log burner, perfect for both formal entertaining and relaxed family gatherings.

At the rear, a bright conservatory opens onto a stunning 200ft private garden, providing an idyllic setting for outdoor dining or simply unwinding while enjoying the picturesque views. The fitted kitchen is both practical and functional, offering ample workspace and storage, with easy access to the garden for those who enjoy al fresco dining.

Upstairs, you will find three double bedrooms, each providing plenty of space for wardrobes and additional furnishings. The family bathroom is complemented by a separate WC, adding convenience.

Externally, the property benefits from an attached garage and driveway parking, ensuring ample space for vehicles. A useful lean-to behind the garage serves as a laundry room, offering additional covered storage and versatility. The expansive and enviable garden is a true highlight, ideal for entertaining, family enjoyment, and gardening enthusiasts, complete with a dedicated vegetable patch and a garden shed for storage and a beautiful summer house.

This home is situated in a peaceful residential area, yet remains conveniently close to outstanding local schools and excellent transport links to Central London. Families will appreciate the proximity to Barrow Hedges Primary School, just 0.19 miles away, while commuters will find Carshalton Beeches Rail Station only 0.43 miles from their doorstep, providing direct services into London. For those who enjoy outdoor leisure, The Oaks Golf Centre and Oaks Park are nearby, offering beautiful green spaces and café amenities.

2 The Close, Carshalton, SM5 4PE

Accommodation

Enclosed Solid hardwood Porch
Jim Lawrence hardware, french concrete tile floor

Arts and crafts wooden front door to..

Spacious entrance hall
Cast iron radiator, dado rail, power sockets, carpets, lighting, under stairs storage cupboard housing gas and electric utilities and additional storage cupboard

Lounge
Double glazed window to front aspect, cast iron radiator, feature log burner (defra approved), coved ceiling and decorative ceiling rose, lighting, solid oak flooring, power sockets

Dining room
Double glazed hard wood windows and double door leading to conservatory, rear aspect, cast iron radiator, feature log burner (defra approved) with stone surround, insulated solid wood floor, lighting, power sockets

Conservatory
Sold hard wood David Salisbury conservatory to rear aspect, Indian limestone floor, view overlooking garden

Kitchen
Range fitted Wren shaker style wall units with matching cupboards and drawers below, granite effect work surfaces with inlaid ceramic sink and chrome taps, sylish metro tiles, Kardean flooring, intergrated Neff induction hob with Neff extractor fan above, intergrated Neff double electric ovens, intergrated Neff dishwasher, space for tall standing fridge/freezer, double glazed windows to side aspect and door leading to garden

Stairs to 1st floor landing
Double glazed window to side aspect, coved ceiling, loft access with pull down ladder.

Bedroom one
Double glazed bay window to front aspect, Plantation shutters, lighting, radiator, wood effect flooring, power sockets

Bedroom two
Double glazed window to rear aspect, Plantation shutters, lighting, radiator, carpet flooring, power sockets

Bedroom three
Double glazed window to rear aspect, Plantation shutters, lighting, radiator, Karndean flooring, power sockets

Bathroom
Double glazed window to front aspect, plantation shutters, Comprising panel bath with thermostatic shower and chrome taps, wash hand basin with chrome taps, part metro tiled walls and tongue and grove panelling, tiled effect flooring, chrome towel rail

Separate WC
Consisting of high level old school style stylish cistern WC

Lean to area leading to:

Garage at side
Solid wood door at front, power points.

Front
Paved block driveway providing off street parking with pretty front garden with a selection of plants and shrubs bordering

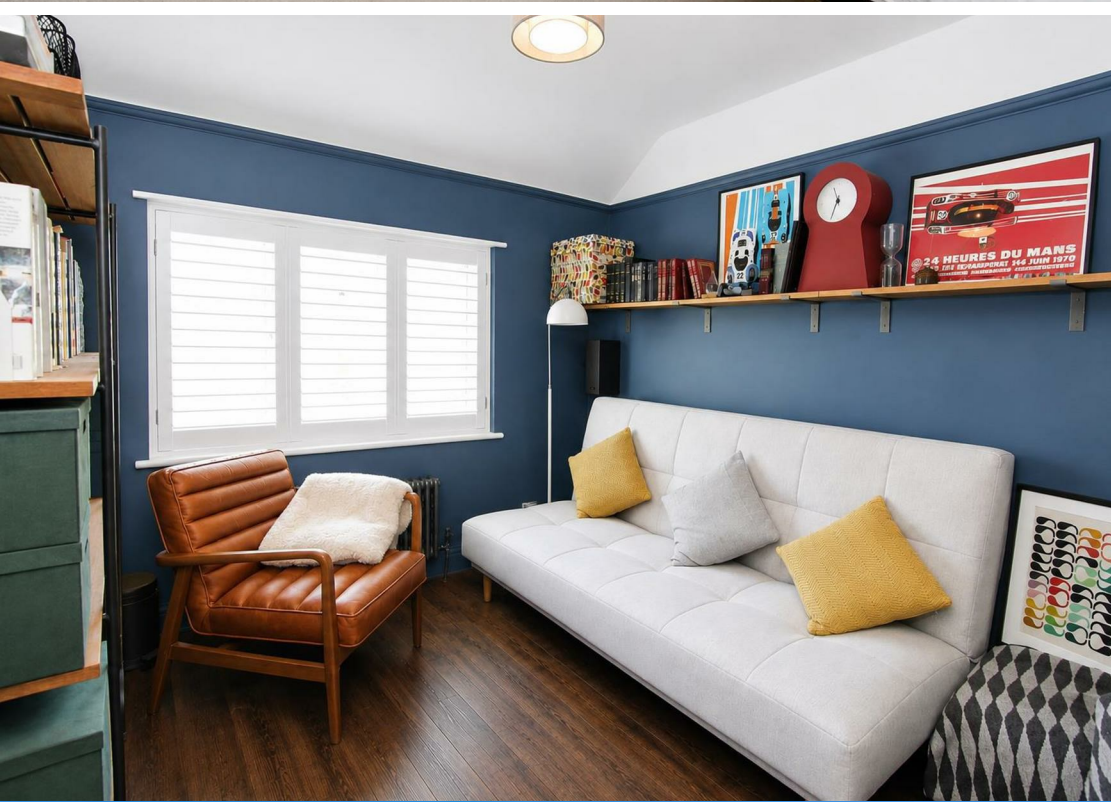
Beautiful landscaped large rear Garden - Gardeners dream - approximately 200ft
Tiered garden featuring a paved patio area with space for outdoor seating, large lawn area, borders with a seasonal plants, array of fruit trees and shrubs, David Austin Roses, vines and climbers, olive trees, idyllic seating areas and nooks, large dedicated area for growing your own vegetables and fruits with raised planters, shed with power and lighting, insulated walls, solid concrete floor and to the rear a summer house which could also be used as a home office.

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







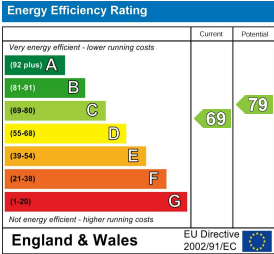


Floor Plan



Additional Information

The sellers are re locating and have their eye on a property but need to link in
The loft is partly boarded with power and drop down ladder
The boiler is a vented system not a combi
The boundary is on the left side as you are looking from the road
The owners have lived at the property for over 30 years
David salisbury conservatory
plantation shutters upstairs



Viewing

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

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.