



16 Stanley Square, Carshalton, SM5 4LX



Guide price £495,000

**WH WATSON HOMES**  
Estate Agents

# 16 Stanley Square

Carshalton, SM5 4LX

Nestled in the charming area of Stanley Square, Carshalton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge and dining area provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the pretty views that can be enjoyed from various vantage points, adding a touch of tranquillity to your daily life. Additionally, the property boasts a detached garage, providing ample storage or the potential for a workshop, while parking for one vehicle adds to the convenience.

With no onward chain, this home is ready for you to move in and make it your own. The location in Carshalton offers a delightful community atmosphere, with local amenities and green spaces nearby, making it an ideal choice for those seeking a peaceful yet connected lifestyle. This property is a wonderful opportunity not to be missed.

## Accommodation

UPVC double glazed door to..  
Entrance porch

Obscure glazed wooden front door to..

Entrance hall  
Wood laminate flooring, double panel radiator, obscure glazed windows to front aspect, under stairs storage cupboard.

Lounge  
UPVC double glazed window to front aspect overlooking pretty green, double panel radiator, fireplace with tiled surround, open plan to..

Dining area  
Double glazed sliding doors to rear aspect, wall mounted fireplace, single panel radiator.

Kitchen  
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap inlaid gas hob with extractor fan above and oven/grill below, integrated fridge/freezer, space and plumbing for washing machine, double glazed window and door leading to rear aspect, cupboard housing "Worcester" boiler.





Stair stairs to 1st floor landing  
Loft access, fitted storage cupboard.

Bedroom one  
UPVC double glazed window to front aspect  
overlooking pretty green, single panel radiator.

Bedroom two  
UPVC double glazed window to rear aspect with  
views over the rear allotments, double panel  
radiator, fitted wardrobe with shelving.

Bedroom three  
UPVC double glazed window to front aspect  
overlooking pretty green, single panel radiator.

Bathroom  
Consisting of panel enclosed cubicle with  
thermostatic "Aqualisa" shower, pedestal wash  
hand basin with chrome taps, low-level flush WC,  
woof effect flooring, part tiled walls, extractor fan,  
single panel radiator, obscure UPVC double glazed  
window to rear aspect.

Rear garden  
Approximately 60ft  
Hardstanding seating area with footpath leading to  
rear, mainly laid to lawn with mature shrubs  
bordering, garden shed, fence enclosed, outside  
tap, gated rear access.

Detached garage  
Gated access for residents.

EPC AND FLOOR PLAN COMING SOON...

#### BUYER'S INFORMATION

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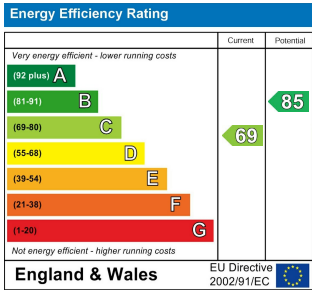


Floor Plan



Additional Information

Double glazed all through  
Combi boiler approx. 15 years  
serviced yearly  
electrics were re done 25 years ago  
loft partly boarded, no drop down ladder, insulated  
left side at the back is the owners fence  
probate all granted  
Really nice neighbours



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.

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