



6 Northwood Road, Carshalton, SM53JA

Guide price £900,000



**WH WATSON HOMES**  
Estate Agents

## 6 Northwood Road, Carshalton, SM53JA

Watson Homes are delighted to offer this spacious five bedroom semi detached family house which has been the subject of an extensive wrap around extension. The property offers well planned accommodation including a side annex with a kitchen area and shower room, a downstairs WC, an en-suite shower room, a larger than average rear garden 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

Obscure double glazed composite front door to..

#### Spacious entrance hall

Karndeian flooring, UPVC double glazed windows to front aspect, radiator, wall mounted digital thermostat.

#### Lounge

UPVC double glazed leaded light bay window to front aspect, double panel radiator, picture rail, coved ceiling and ceiling rose, fireplace.

#### Dining room

UPVC double glazed patio doors to rear aspect, double panel radiator, Karndeian flooring, picture rail, coved ceiling.

#### Kitchen/diner/family area

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect worktops with inlaid sink and chrome mixer tap with hose attachment, inlaid induction hob with extractor fan above and oven/grill/microwave at side, island with breakfast bar, integrated dishwasher, Karndeian flooring, radiators, feature skylight, UPVC double glazed patio doors to rear aspect.

#### Utility area

Space and plumbing for washing machine, Karndeian flooring, fitted shelving.

#### Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, UPVC double glazed window to side aspect, extractor fan.

#### Side annex

#### Bedroom

UPVC double glazed window to front aspect and obscure double glazed door to side.

#### Shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, cupboard housing “Worcester” boiler.

#### Kitchenette

Fitted storage cupboards with granite effect worktop and inlaid stainless steel sink with chrome mixer tap.

#### Stairs to 1st floor landing

#### Main bedroom

UPVC double glazed leaded light bay window to front aspect, double panel radiator, picture rail.

Access to spacious wardrobe with feature porthole window to front.

#### Ensuite shower room

Consisting of tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled flooring, extractor fan.

#### Bedroom two

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

#### Bedroom three

UPVC double glazed leaded light window to front aspect, double panel radiator.

#### Bedroom four

UPVC double glazed window to rear aspect, double panel radiator.

#### Family Bathroom

Spacious suite consisting of clawfoot roll top bathtub with Victorian style chrome mixer tap and shower attachment, low-level flush WC, pedestal wash hand basin with chrome taps, heated chrome towel rail, tiled flooring.

#### Rear garden – approximately 100ft

Large paved patio area with steps leading to lawn section, mature shrubs bordering, fence enclosed, outside power and water supply, gated side access.

#### Front

Driveway providing off street parking for 3 vehicles.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

