



7 Cambridge Road,, Carshalton, Surrey, SM5 3QP

Guide price £600,000



WH WATSON HOMES
Estate Agents

7 Cambridge Road,, Carshalton, SM5 3QP

Overview

Watson Homes are delighted to offer this charming semi-detached house offering a perfect blend of comfort and convenience. Spanning an impressive 1,184 square feet, the property features three well-proportioned bedrooms, making it an ideal family home. The two spacious reception rooms provide ample space for relaxation and entertaining, while the 16ft kitchen is both functional and inviting, perfect for culinary enthusiasts.

A delightful conservatory extends the kitchen space, allowing for an abundance of natural light and a seamless connection to the outdoors. The pretty rear garden, complete with a patio area, offers a tranquil retreat for outdoor gatherings or quiet moments in the sun.

For those with vehicles, the property boasts off-street parking, ensuring ease and accessibility. Located on a sought-after road, residents will benefit from being close to local shops and highly regarded schools, making this home not only a comfortable living space but also a practical choice for families.

This property presents a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely house your new home.

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Accommodation

Sheltered entrance

Decorative tiled step, obscure glazed leaded light wooden front door to..

Entrance hall

Vinyl tiled effect flooring, single panel radiator, ceiling cornice, wall mounted digital thermostat.

Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, ceiling cornice, fitted shelving and cupboards, open fireplace with tiled surround.

Dining room

UPVC double glazed patio doors leading to rear aspect, double panel radiator, ceiling cornice and ceiling rose, under stairs storage cupboard.

Kitchen/breakfast room

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic butler sink and mixer tap, breakfast bar area, inlaid induction hob, integrated oven/grill, integrated dishwasher, integrated fridge/freezer, modern radiator, integrated washer/dryer, tiled splash back, cupboard housing “Worcester” combination boiler, wood flooring, double glazed sliding doors leading to..

Conservatory

UPVC double glazed windows to side and rear aspects and door leading to garden, wood flooring.

Stairs to 1st floor landing

Built-in storage cupboard, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobes.

Bedroom two

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

Bedroom three

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

Bathroom

Modern four piece suite comprising panel enclosed bath with chrome mixer tap and

shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap with storage cupboard below, low-level push button flush WC, heated chrome towel, part tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden (Easterly aspect)

Approximately 90ft

Wrap around paved patio area and footpath to rear, mainly laid to lawn with mature shrubs and raised flower beds bordering, further decking area with storage sheds and Playhouse, fence enclosed, gated side access, outside tap.

Front

Block 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

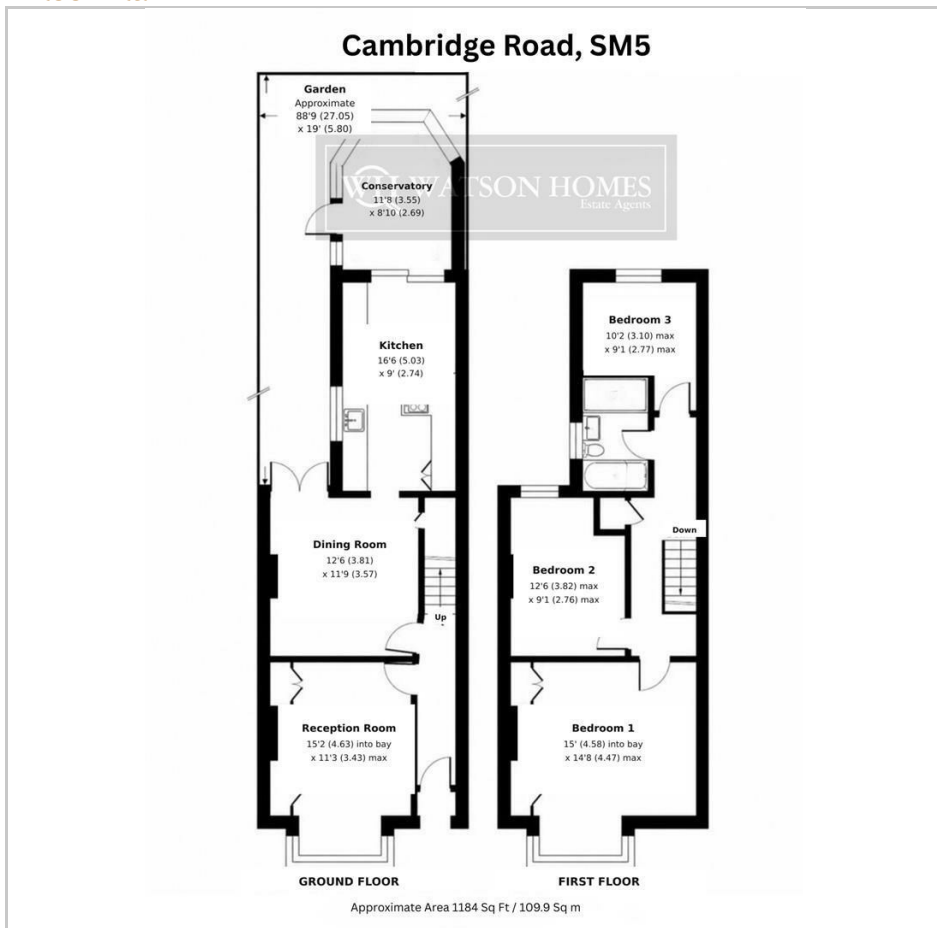








Floor Plan



Additional Information

Boiler is a combi, located in the kitchen

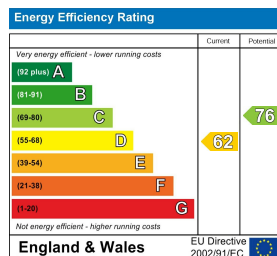
Loft boarded and Vendor advised it is also insulated - Loft has a pull down ladder.

Vendor advised as to you look from the back garden, the left hand side fence is the boundary for this property.

Integral kitchen appliances

Underfloor heating to bathroom

Two electrical points in the garden



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222

if you wish to arrange a viewing appointment for this

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