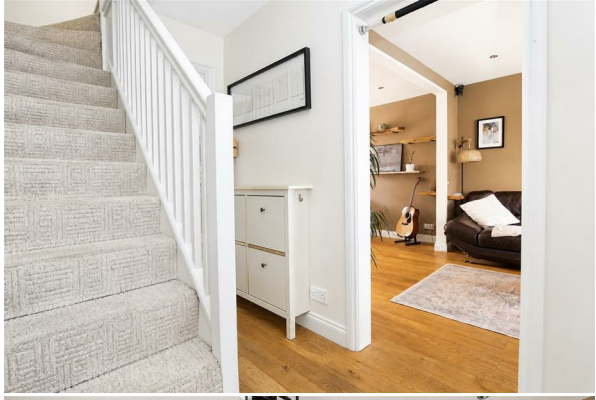








89 Wigmore Road, Carshalton, SM5 1RG

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Offers over £475,000

Cromwells
ESTATE AGENTS

89 Wigmore Road, Carshalton, SM5 1RG

Cromwells Wallington are pleased to present this beautifully presented terraced house and ideal family home, modernised throughout to meet contemporary living standards. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests.

Upon entering, you are welcomed by an inviting open plan living and dining area that seamlessly flows into a stylish kitchen, creating a perfect space for entertaining or family gatherings. At the rear, a delightful sunroom offers an additional space for storage or relaxing.

The outdoor space is equally impressive, featuring a large summerhouse that can be utilised in various ways, whether as a playroom for children, a gym for fitness enthusiasts, or a home office for those working remotely. This versatile addition enhances the property's appeal, catering to a range of lifestyle needs.

Convenience is key, with off-street parking available at the front of the house, ensuring ease of access. The location is superb, with excellent bus links nearby, making commuting a breeze. Families will appreciate the proximity to good schools, while local shops and amenities are just a short distance away, providing everything you need for day-to-day living.

In summary, this terraced house on Wigmore Road offers a perfect blend of modern comfort and practical living, making it an excellent choice for anyone looking to settle in the vibrant community of Carshalton.

Accommodation

Entrance Hall
Understairs storage cupboard, built in storage cupboard housing boiler, wood flooring.

Open plan Living Dining Room and Kitchen

Living Dining Room
Radiators, wood flooring, double glazed bay window to front aspect, double glazed French doors leading out to conservatory

Kitchen
Range of modern white fitted kitchen units and drawers, solid wood worktop, inset ceramic sink with chrome mixer tap, water softener, integrated oven and gas hob with extra extractor fan above, space for fridge freezer, tiled splashback, tiled flooring with underfloor heating, double glazed window to rear aspect

Conservatory
Utility area with space and plumbing for washing machine and tumble dryer, fitted white gloss units providing ample storage space, tiled flooring with underfloor heating, double glazed French doors leading out to garden

Stairs to 1st floor landing
Loft access, wood flooring, large built in storage cupboard.

Bedroom One
Radiator, wood flooring, double glazed window to front aspect

Bedroom Two
Radiator, wood flooring, double glazed window to rear aspect.

Bedroom Three
Radiator, wood flooring, double glazed window to front aspect

Bathroom
Three-piece suite comprising panel enclosed bath and shower screen and chrome mixer tap with hand shower attachment, thermostatic shower, WC, vanity wash hand basin with chrome mixer tap, heated chrome towel rail, part tiled walls, laminate flooring, double glazed obscure window to rear aspect.

Outside
Paved driveway with off street parking for 2 cars

Rear Garden
Well maintained garden with decked patio area, lawn section

Detached Summer House
With power, laminate flooring, fitted storage units

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete










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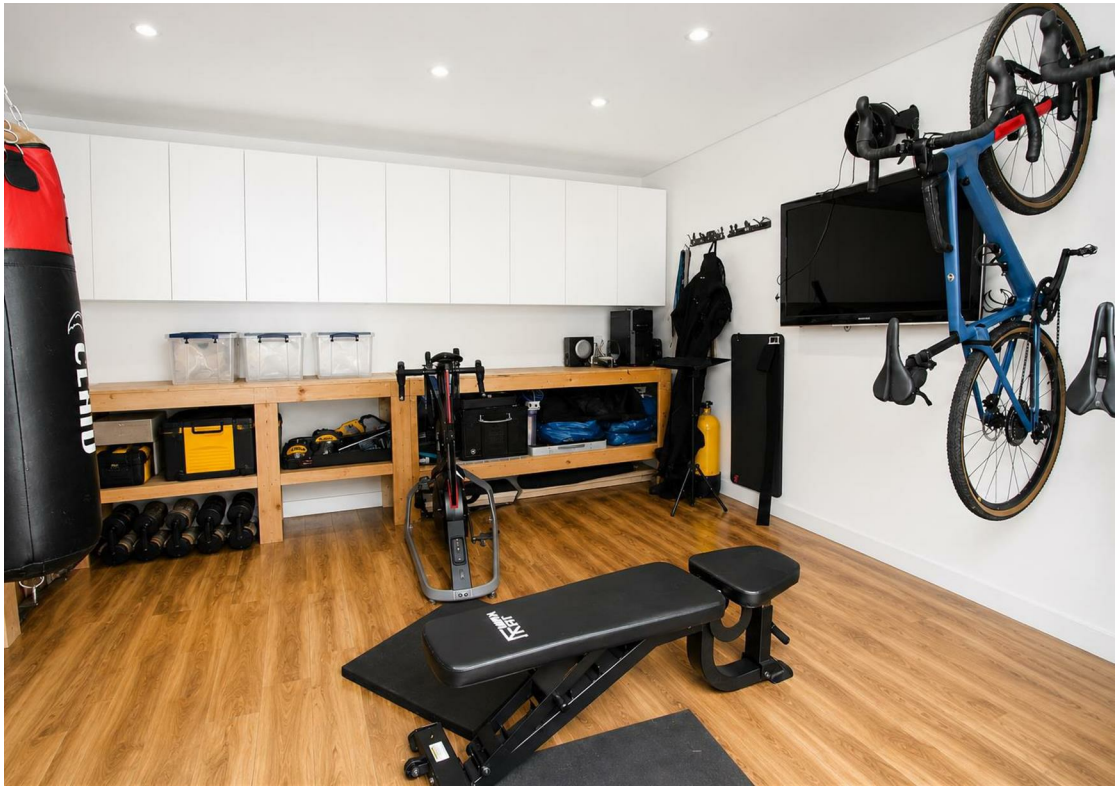






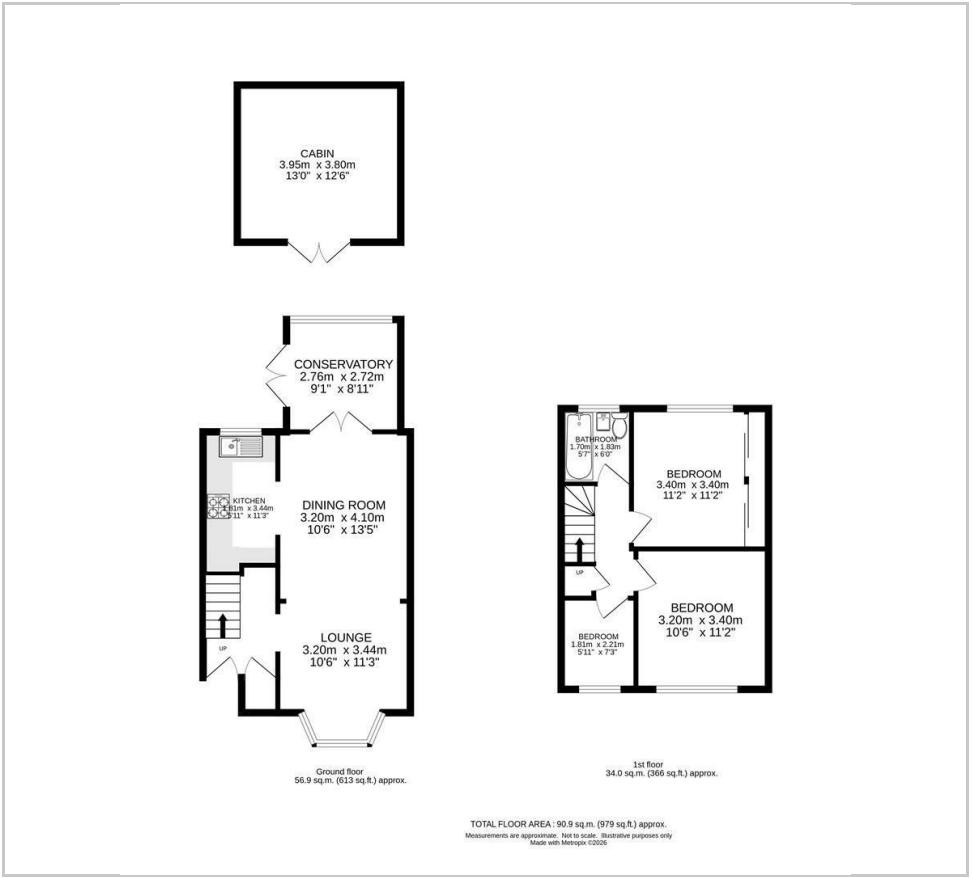


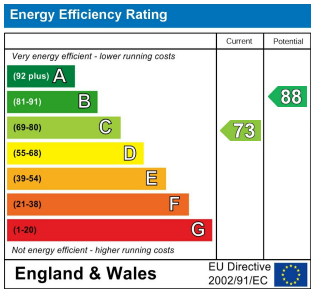






Floor Plan





Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

- Vendor can sell with no onward chain

- Opened up reception area to create an open plan living/dining room and kitchen

- Has been fully refurbished throughout

- Summerhouse in back garden has flexible use as a home office/gym/play room.

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The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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.

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