







15 Newstead Walk, Carshalton, SM5 1AW

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Guide price £425,000

Cromwells
ESTATE AGENTS

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Welcome to this charming mid-terrace house located on Newstead Walk in the desirable area of Carshalton. This delightful three-bedroom home offers a comfortable living space of 764 square feet and is presented in good condition throughout, making it an ideal choice for families or first-time buyers.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining. The modern kitchen is well-equipped, while the bathroom has been tastefully updated to ensure convenience and comfort.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Additionally, there is an exciting opportunity to extend the home, subject to obtaining the necessary planning permissions, allowing you to tailor the property to your specific needs.

Newstead Walk is conveniently located, with local shops, parks, and bus routes just a short distance away. This means you will have easy access to the vibrant amenities of Morden, Sutton, Carshalton, and Wallington, making it a perfect spot for those who appreciate both tranquillity and convenience.

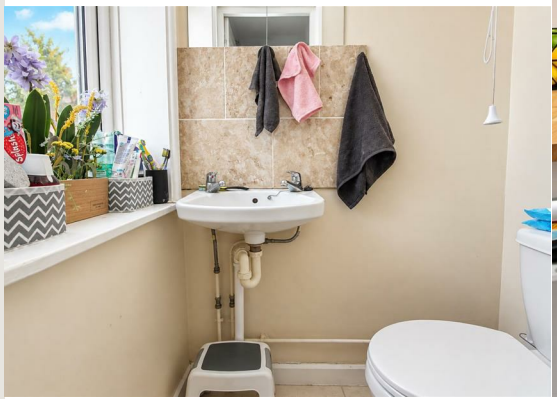
In summary, this three-bedroom mid-terrace house on Newstead Walk presents a wonderful opportunity for anyone looking to settle in a well-connected and pleasant neighbourhood. With its modern features and potential for expansion, this property is not to be missed.























Accommodation

Living Room
Laminate flooring, radiator, double glazed window to front aspect.

Kitchen
Range of white gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, gas hob and extractor hood above, space for fridge freezer and washing machine, tiled splashback, wall mounted 'Valliant' boiler, tiled flooring, double glazed window window to rear aspect

Inner Hallway
Radiator, storage cupboard

Bathroom
Panel enclosed bath with shower screen and mixer tap, thermostatic shower with rain showerhead and hand shower attachment, vanity wash hand basin with mixer tap and storage below, tiled walls and flooring, radiator, double glazed obscure window to side aspect

Separate WC

Stairs to 1st floor landing,
Loft access

Bedroom One
Radiator, fitted carpet, double glazed window to rear aspect

Ensuite WC
With WC and wash hand basin, double glazed window to rear aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to front aspect

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect.

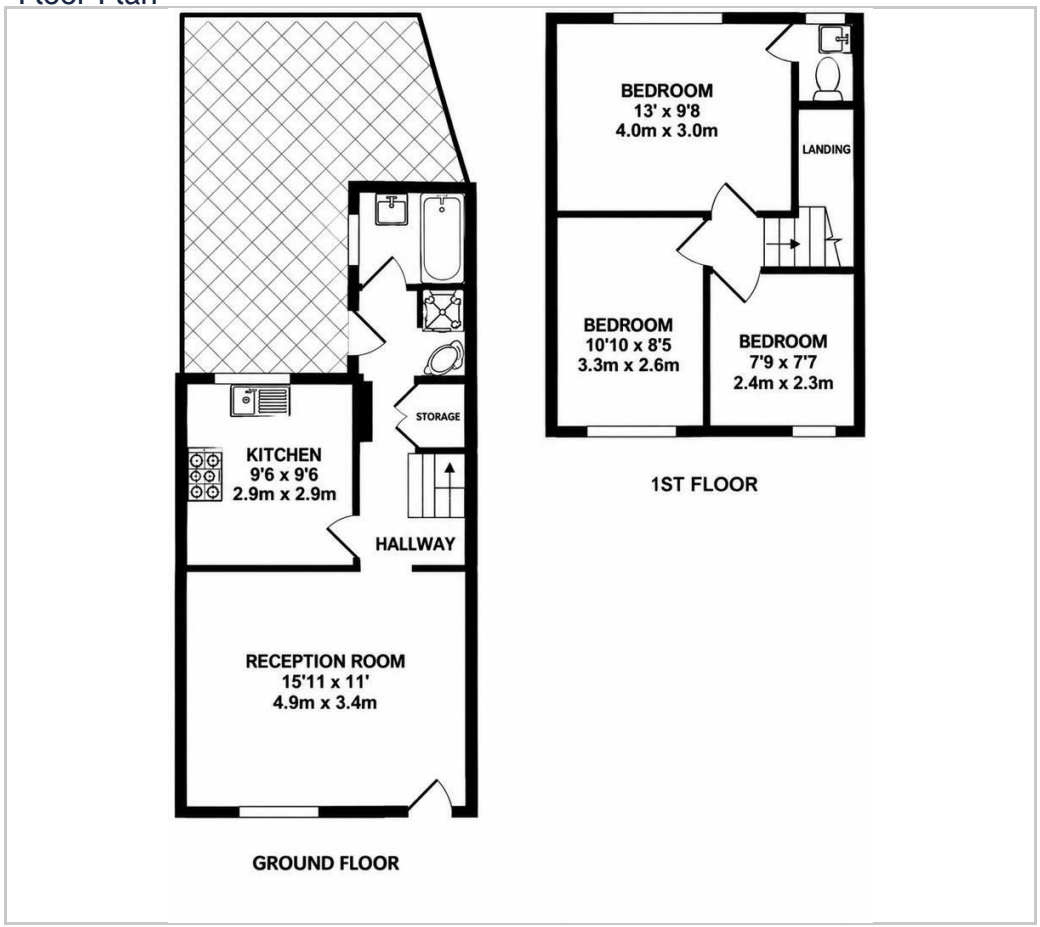
Outside

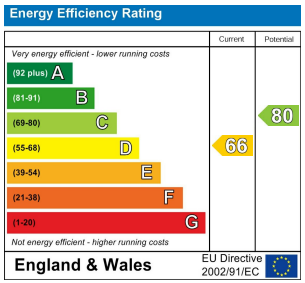
Front Garden with shared footpath

Rear Garden
Paved patio area, lawn section, outside tap, fence enclosed.

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

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 lived here 2 years, upsizing and will need to find a property.

- Has redecorated and put in a new bathroom.

- Loft has a Velux window and is boarded for storage

- Boiler installed by the previous owner - Valliant combi in the kitchen

- Residents can apply for parking permits and visitors permits

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

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