



13 Hollymead, Carshalton, Surrey, SM5 2NT

Offers over £550,000



WH WATSON HOMES
Estate Agents

13 Hollymead, Carshalton, SM5 2NT

Overview

Nestled in the charming area of Hollymead, Carshalton, this beautifully presented mid-terrace house offers a perfect blend of modern living and comfort. Having been completely refurbished by the current owners, the property boasts a stylish interior that is sure to impress.

Spanning an impressive 1,136 square feet, this home features three spacious double bedrooms, providing ample space for families or those seeking extra room for guests. The standout feature of the property is the open-plan kitchen diner family room, which is designed for both entertaining and everyday living. With bifolding doors that seamlessly connect the indoor space to the garden, this area is perfect for enjoying the outdoors during warmer months.

In addition to the generous living space, the house includes a well appointed bathroom and a downstairs WC, making it ideal for busy households. Off-street parking for one vehicle adds to the convenience of this lovely home.

Situated in a private cul-de-sac, the property is just a stone's throw from the picturesque Carshalton village, where residents can enjoy a delightful array of shops, amenities, and local parks. Families will appreciate the excellent school choices available in the vicinity, making this location not only desirable but also practical for everyday life.

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Accommodation

Entrance Hall

Radiator, European oak engineered wood flooring.

WC

Enclosed WC, corner wash hand basin with chrome tap and storage below, obscure window to front aspect, tiled flooring.

Open plan Kitchen Diner and Family Room

Kitchen'

Range of modern white fitted kitchen units and drawers, laminate worktop, inset composite 1 1/2 bowl sink with chrome mix tap, 2 'Neff' single slide and glide oven, 'Neff' induction hob, integrated full length fridge and freezer, dishwasher and washer/dryer, cupboard housing 'Worcester' combination boiler, European oak engineered wood flooring.

Dining/Lounge Area

Understairs storage space for coats and shoes, vertical radiator, engineered oak flooring, double glazed bifold doors opening out to garden.

Stairs to 1st floor landing

Living Room

Double glazed full length window to front aspect, European oak engineered wood flooring, two radiators.

Bedroom One

Radiator, European oak engineered wood flooring, double glazed window to rear aspect.

Stairs to 2nd floor landing

Airing cupboard, fitted carpet, loft access.

Bedroom Two

Built-in wardrobes, double glazed window to front aspect, radiator, fitted carpet.

Bedroom Three

Built-in wardrobes, double glazed window to rear aspect, radiator, fitted carpet.

Bathroom

Bath with shower screen, thermostatic shower with rain showerhead, hand shower attachment and wall mounted controls, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to rear aspect.

Outside

Front garden and driveway providing off street parking for one car.

Rear Garden

Patio and lawn sections, shed, 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

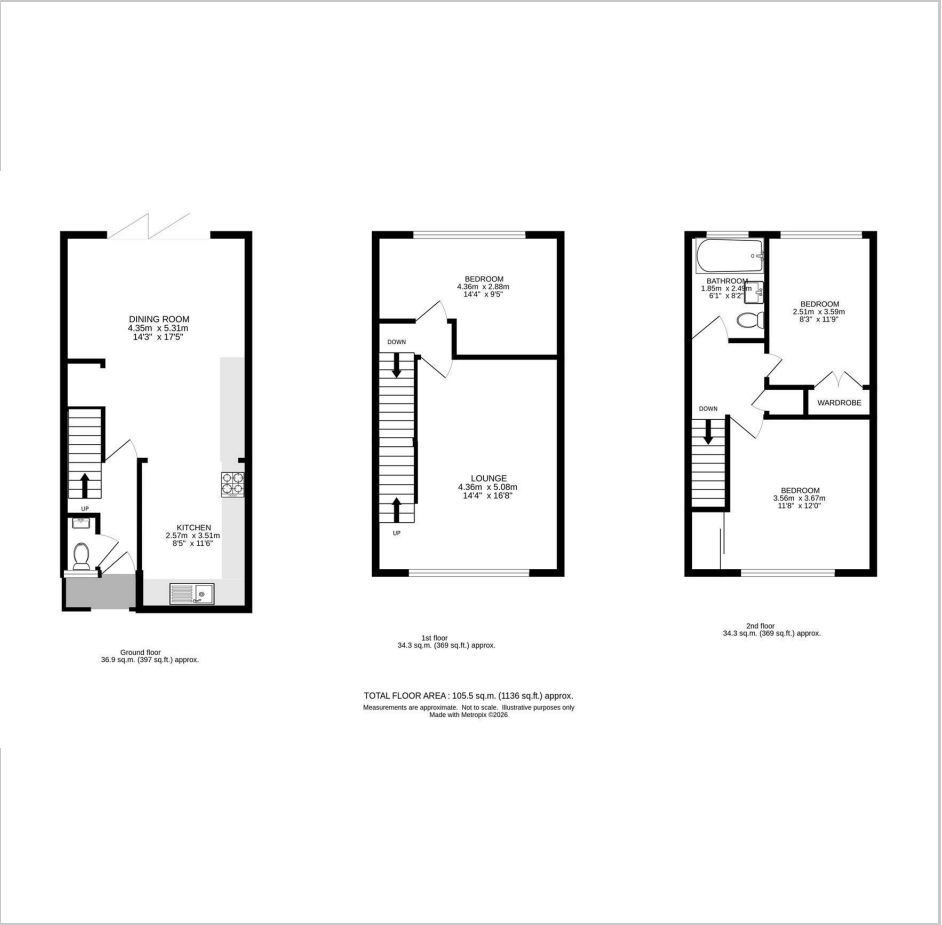








Floor Plan



Additional Information

Owners have lived at the property for 5 years.

Family have left the local area so the owners are exploring ways to be closer to them.

The loft is partially boarded, there is no drop down ladder.

There is a gas combi located in the kitchen.

It was installed 5 years ago and has been serviced.

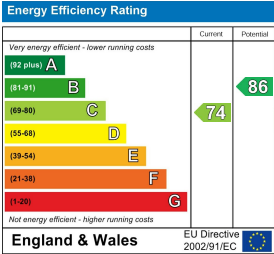
The house (and Hollymead) was built in the 1960s.

Hollymead is a private street and is managed by a company called Proxim. The cost is around £400 per house per year for street maintenance and insurance.

Neighbours on both sides are families with teenage or younger children, Hollymead is a very friendly community, and there is a helpful whatsapp group connecting neighbours.

A sale would include integrated kitchen appliances (fridge, freezer, washing machine, dishwasher, two ovens and hob).

No other appliances would be included.



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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