3 Staplehurst Road, Carshalton Beeches, Surrey, SM5 3JU

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Offers over £875,000

WH WATSON HOMES
Estate Agents

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** DEVELOPMENT OPPORTUNITY - PLANNING PERMISSION GRANTED **

A chance to acquire this extremely well presented three bedroom semi detached house with planning permission for an attached two storey dwelling, cycle storage, parking to the front and hard and soft landscaping.

Located in the highly sought after area of Carshalton Beeches close to a wealth of shops and transport links as well as good primary and high schools.

Accommodation

https://planningregister.sutton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYO5CUKCG3600

Planning number: DM2023/01222

This property has been updated by the present owners to include a modern kitchen dining room with fitted units complete with Quartz effect work surfaces, integrated fridge, freezer and dishwasher and stainless steel fitted oven, gas, hob, and extractor cooker

hood. This lovely space opens out onto a large conservatory with fantastic views of the wide garden, which in itself has been landscaped to include an Indian sandstone, patio, large lawn area, and raised flower borders, as well as mature hedging. The separate lounge to the front has a modern feel and is an ideal space to settle down and retire to in the evening.

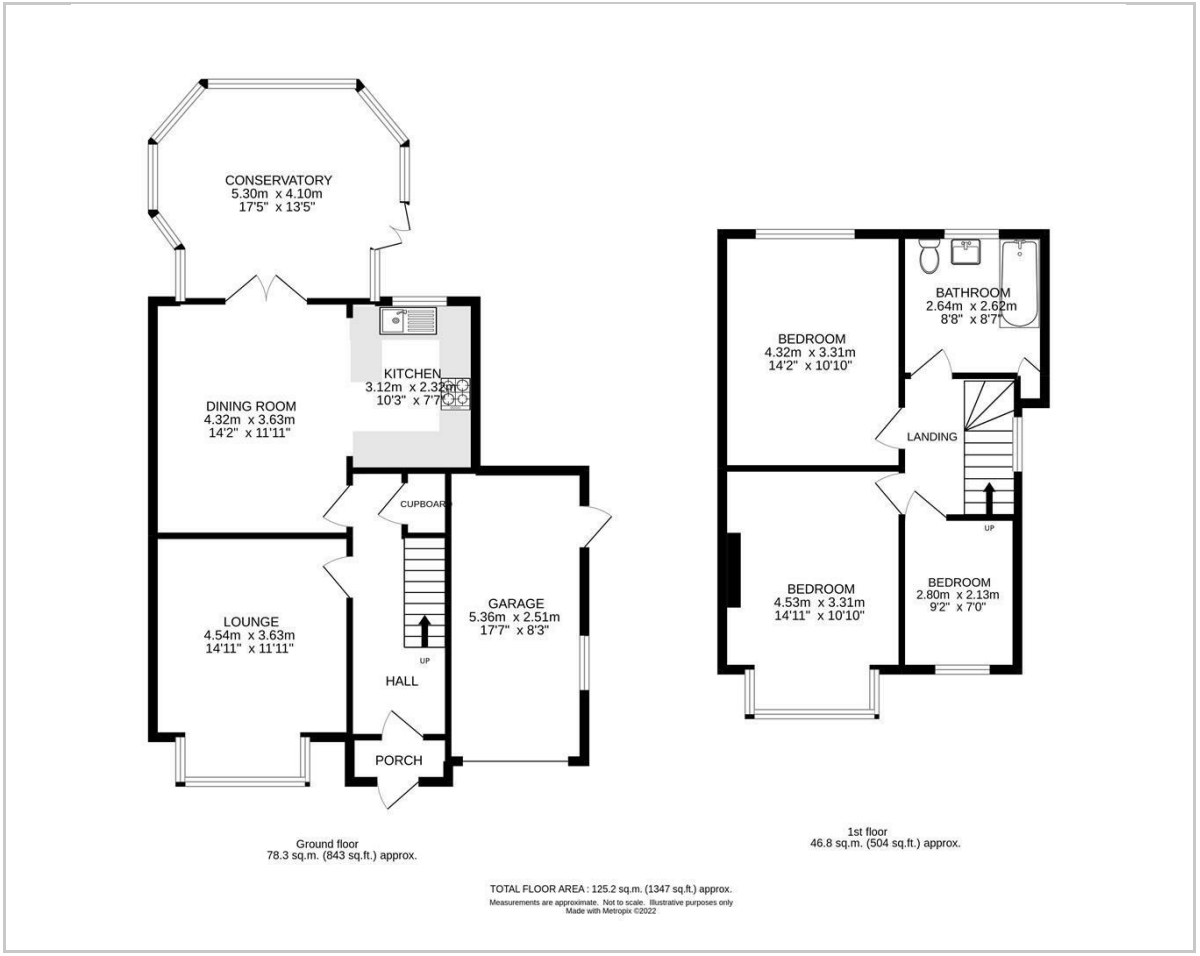
Upstairs, there are three bedrooms, two of which are large doubles and the large modern family bathroom with Travertine tiled walls and flooring adds a touch of luxury as does the floating vanity unit with bowl style sink and double ended bath with centred chrome mixer tap and shower attachment as well separate chrome shower fittings.

Being a larger than average size plot the front garden is extremely spacious, providing a driveway for up to 6 cars as well as a lawn area encased by laurel hedging, and there is even an attached garage for extra storage. And early viewing to this substantial freehold property is highly recommended.

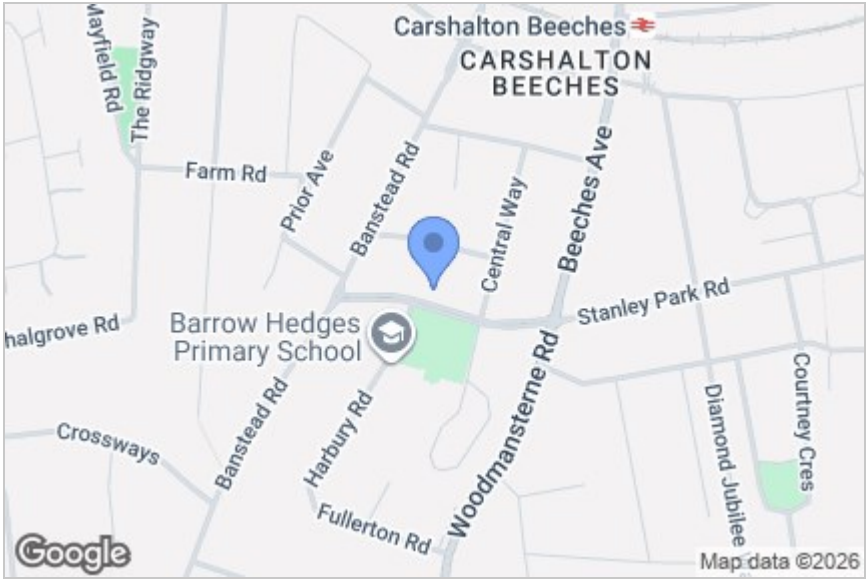
BUYER'S INFORMATION

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.

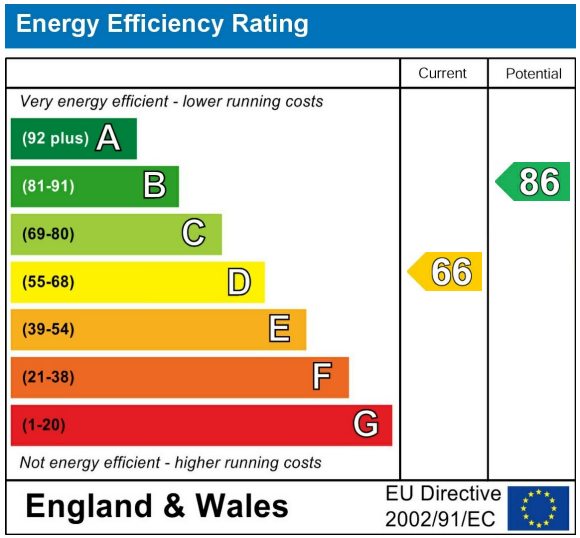
Floor Plan



Area Map



Energy Efficiency Graph



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.

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