



64 Windborough Road, Carshalton, Surrey, SM5 4QJ

Guide price £700,000



**WH WATSON HOMES**  
Estate Agents

64 Windborough Road, Carshalton, SM5 4QJ

Watson Homes are delighted to offer this beautifully presented semi-detached house in Windborough Road, offering spacious accommodation across three floors and a modern and bright interior. Spanning an impressive 1,331 square feet, this is a perfect purchase for families seeking comfort and style.

On the ground floor you are greeted by a welcoming open-plan living and dining room, which creates a warm and inviting atmosphere for both relaxation and entertaining. The modern kitchen, complete with a utility room offers ample storage and a breakfast bar area creating a nice social space in the room. There is also the benefit of a downstairs WC. The first and second floors house the four bedrooms, providing plenty of room for family members or guests. The modern family bathroom and an ensuite shower room add a touch of luxury and convenience, catering to the needs of a busy household.

Outside, the landscaped garden is a true highlight, featuring an Astroturf lawn and a large patio area, perfect for outdoor gatherings or simply relaxing. The front driveway also offers the convenience of parking for two vehicles.

Windborough Road is well located for highly regarded local primary and secondary schools, with Stanley Park Junior, Woodfield Primary and Oaks Park High School all within easy walking distance. There are also excellent transport links, with easy access to several bus routes and Carshalton Beeches mainline train station, and local shops nearby. Don't miss out on the opportunity to make this lovely home your own.

Accommodation  
Sheltered entrance, front door into....

Entrance Hall  
Under stairs storage cupboards, laminate floor, radiator.

Downstairs WC  
Wall mounted wash handbasin with chrome mixer tap and storage below, WC, laminate flooring, double glazed obscure window to side aspect

Open plan Living Dining Room

Living Area  
Built-in wall cupboards and shelves, feature fireplace, radiator, double glazed bay window to front aspect, laminate flooring.

Dining Area  
Radiator, laminate flooring

Kitchen  
Range of modern white gloss fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, integrated dishwasher and undercounter fridge, breakfast bar area, double glazed window to rear aspect, laminate flooring, tiled splashback

Utility Room  
Space and plumbing for washing machine and American fridge freezer, double glazed obscure window to side aspect.

Stairs to 1st floor landing

Bathroom  
Three-piece suite comprising of bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, wall mounted wash handbasin with chrome mixer tap, WC, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to rear aspect.

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

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

Bedroom Four/Study  
Radiator, fitted carpet, double glazed window to front aspect

Stairs to 2nd floor landing  
With Velux window.

Bedroom One  
Radiator, fitted carpet, eaves storage cupboards, Velux window, double glazed French doors with Juliet balcony.

En-suite Shower Room  
Walk-in shower with wall mounted controls, rain showerhead and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, extractor fan, tiled walls and flooring, double glazed obscure window to rear aspect

Outside

Front  
Paved driveway with off street parking for two cars.

Rear Garden  
Beautifully maintained and landscaped rear garden, large patio area with built-in seating, raised flower beds with shrubs and plants, Astroturf lawn area, garden shed, side access.

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











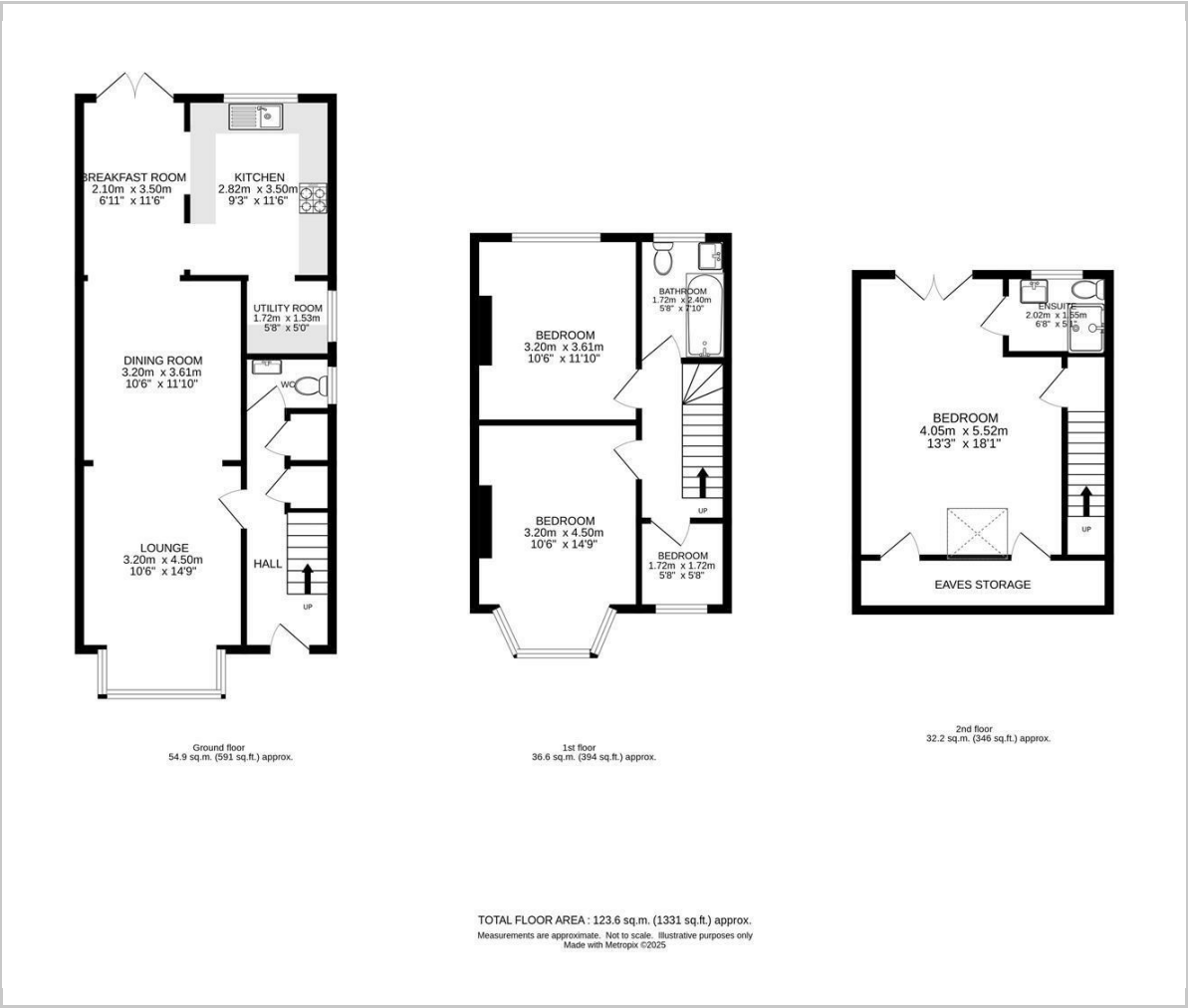








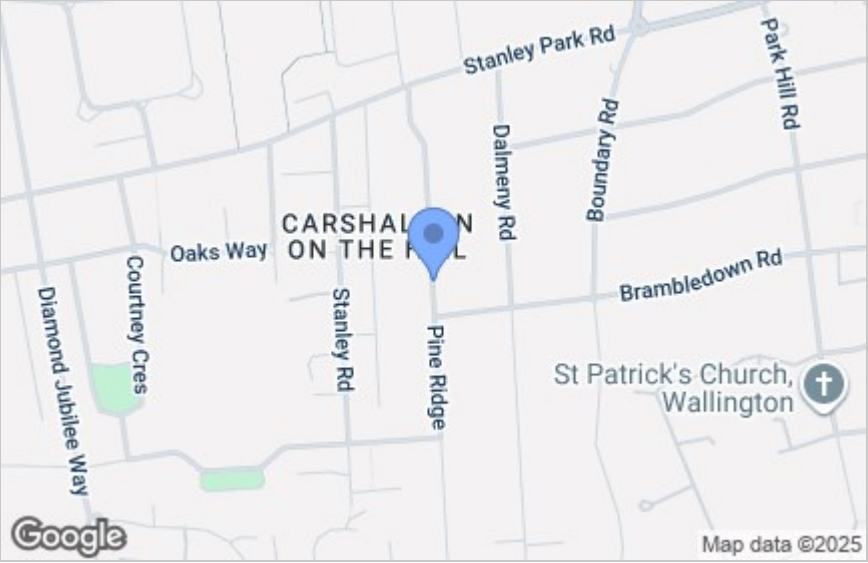
Floor Plan



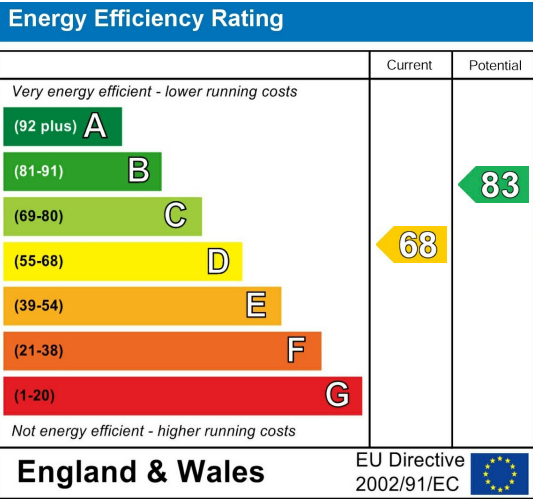
Viewing

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.

Area Map



Energy Efficiency Graph



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.