







124A West Street, Carshalton, SM5 2NR

£360,000

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WH WATSON HOMES
Estate Agents

124A West Street, Carshalton, SM5 2NR

Overview

*** PRIVATE GARDEN***NO SERVICE CHARGE***

Located on the charming West Street in Carshalton village, this delightful first-floor maisonette offers a perfect blend of comfort and convenience with period charm and features and high ceilings throughout. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this maisonette is the private rear garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. Additionally, the property benefits from off-street parking, a valuable asset in this desirable area.

The location is particularly advantageous, with Carshalton Station just a short distance away, ensuring easy access to central London and beyond. Local shops at Wrythe Green are also within close proximity, providing all the essential amenities you may need.

This property comes with a share of freehold and an impressive lease of over 900 years, offering peace of mind for future ownership. Whether you are looking to invest or find your next home, this maisonette presents an excellent opportunity in a sought-after location. Don't miss the chance to make this charming property your own.

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Accomadation

ENTRANCE
Wooden front door providing access to the property, with stairs leading to the first floor.

ENTRANCE HALLWAY
Welcoming entrance hallway retaining attractive period features, including a traditional balustrade. Additional benefits include ceiling lighting, carpeted flooring, loft hatch and a useful storage cupboard housing boiler tank.

Reception/Dining Room
Charming and well-proportioned lounge featuring a double glazed window overlooking the side aspect and an attractive feature fireplace. The room retains character features including a dado rail, picture rail and decorative ceiling rose, high ceiling. Further benefits include a radiator, ceiling lighting and fitted carpets.

KITCHEN
Fitted kitchen featuring a range of white wall and base units with matching drawers, providing ample storage space. Additional features include an electric cooker, space for a fridge/freezer, washing machine and dishwasher, together with a wall-mounted boiler, steps to down to private rear garden

BEDROOM ONE
Bright and spacious master bedroom featuring a triple glazed window overlooking the front aspect, traditional picture rail, radiator, ceiling lighting and fitted carpets.

BEDROOM TWO
Well-proportioned second bedroom benefiting from a triple glazed window overlooking the front aspect, picture rail, radiator, ceiling lighting and fitted carpets.

BATHROOM
Modern bathroom featuring an obscure double glazed window to the side aspect and a white suite comprising an enclosed bath with shower attachments, wash hand basin with chrome mixer tap and vanity storage beneath, and WC. Additional features include a matching wall-mounted storage cupboard, partially tiled walls with attractive metro-style tiling, tile-effect flooring, recessed downlights and extractor fan.

PRIVATE REAR GARDEN
Stairs lead down to a delightful private rear garden, featuring a decked seating area ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn, with established shrubs and small trees to the borders, creating a pleasant outdoor space. Additional benefits include a garden shed and gated side access.

FRONT & PARKING
To the front, the property benefits from off-street driveway parking for one vehicle, with additional on-street parking available a short distance away.

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.






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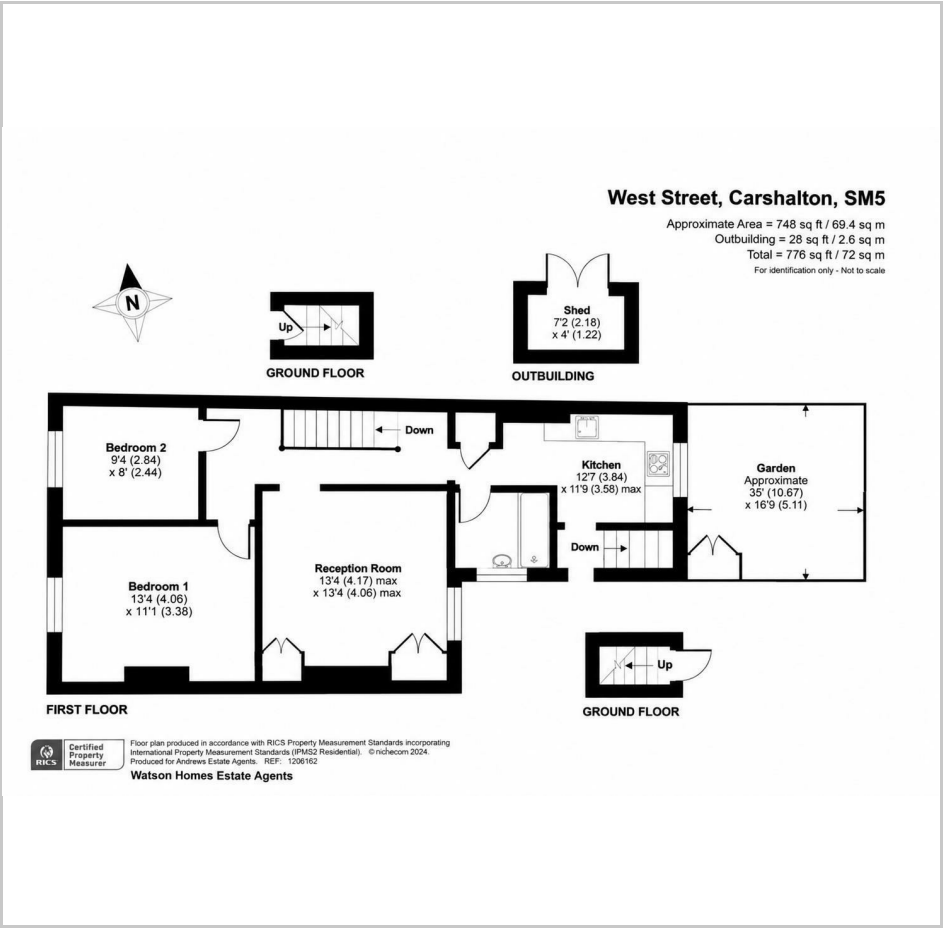

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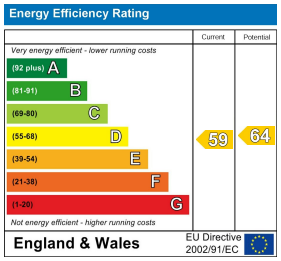

THULE





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

Additional Information

lived at the property since 2020
upsizing out of the area
loft is very big with a drop down ladder
boiler is not a combi and 6 years old and located in the kitchen and water tank in the loft
shower pump / pumped hot water
property built 1910
one parking space at the front
shared alleyway to access the garden
nice neighbours and friendly, single lady downstairs
new fuse board and boiler 6 yrs ago, triple glazing to the front bedrooms
kitchen appliances in the property to be discussed as well as furniture

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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