



11 Courtney Crescent, Carshalton, SM5 4NA

Offers over £550,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this three bedroom semi detached house located in a popular residential area close to sought after schools, shopping parades, bus routes and Carshalton Beeches station.

The property offers a wealth of accommodation including a spacious lounge, an open plan dining area and conservatory, a utility area, an en-suite shower room, a pretty rear garden and ample off street parking.

Accommodation

Covered entrance

UPVC double glazed front door to..

Entrance hall

Wood flooring, covered radiator, under stairs storage cupboard, coved ceiling, wall mounted "nest" heating control.

Lounge 18' 2" x 11' 9" (5.54m x 3.58m) ?Double glazed window to front aspect, open fireplace with brick surround, dado rail, coved ceiling, wall lights, bifold doors to..

Dining area/Conservatory 19' 3" x 14' 6" (5.87m x 4.42m)

Double glazed windows and doors to rear aspect, wood effect flooring, double panel radiator, access to utility area, open plan to..

Kitchen 8' 9" x 7' 7" (2.67m x 2.31m)

Fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill at side, space and plumbing for washing machine, space for American style fridge/freezer, breakfast bar area, wood effect flooring, double panel radiator.

Utility area 21' 7" x 4' 9" (6.58m x 1.45m)

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap, access at front and rear, space and plumbing for washing machine and tumble dryer.

Downstairs bathroom 8' 9" x 6' 3" (2.67m x 1.91m)

Modern suite comprising panel enclosed bath with chrome mixer tap with thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, heated chrome towel rail, extractor fan, tiled flooring, part tiled walls, coved ceiling, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, loft access, coved ceiling.

Bedroom one 18' 2" x 9' 4" (5.54m x 2.84m)

UPVC double glazed window to front aspect, coved ceiling, two double panel radiators.

Ensuite shower room

Consisting of tiled cubicle with thermostatic power shower, wash handbasin with chrome mixer tap and storage cupboards below, low-level push button flush WC, UPVC double glazed window.

Bedroom two 11' 9" x 8' 5" (3.58m x 2.57m)

UPVC double glazed window to rear aspect, coved ceiling, single panel radiator, built-in wardrobe with sliding door (housing combination boiler)

Bedroom three 8' 9" x 7' 6" (2.67m x 2.29m)

UPVC double glazed window to rear aspect, single panel radiator.

Rear garden (East facing) approximately 70ft

Paved patio area leading to lawn section with mature shrubs bordering, outside storage units and wooden summerhouse, further patio area at rear, fence enclosed, outside tap.

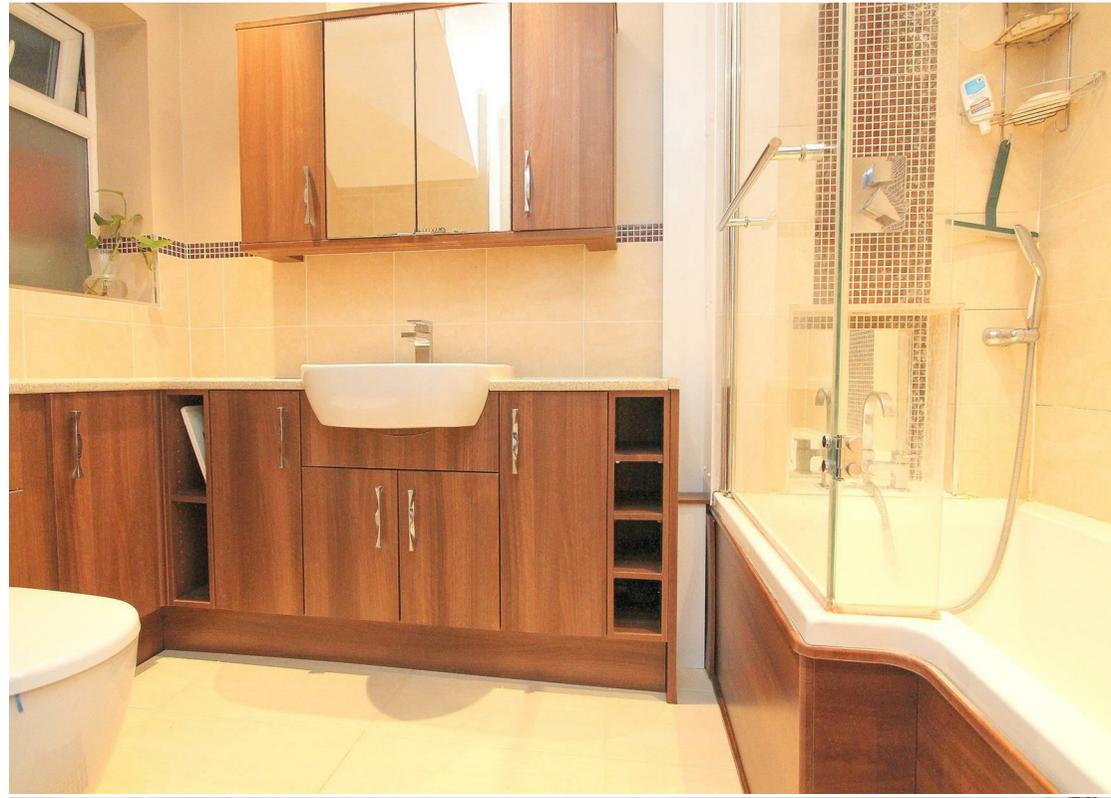
Front

Paved driveway providing off street parking, wall mounted EV charger.

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









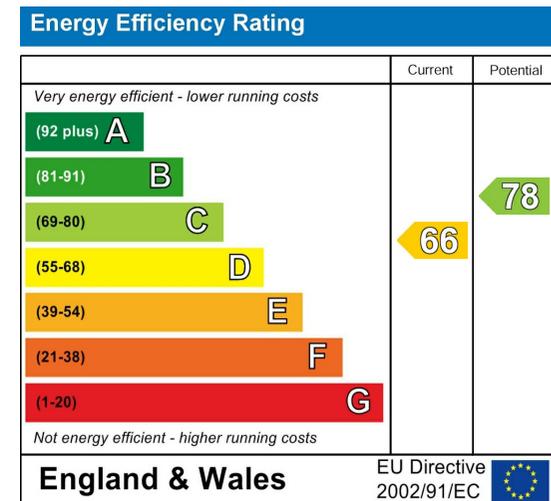
Floor Plan



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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