







5 Fountain Drive, Carshalton Beeches, SM5 4AE

Guide price £850,000

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WH WATSON HOMES
Estate Agents

# 5 Fountain Drive, Carshalton Beeches, SM5 4AE

## Overview

Watson Homes are delighted to offer this impressive FOUR DOUBLE BEDROOM detached family home located in the popular Sovereign Park development, providing over 1700 square feet of spacious accommodation.

This property is not to be missed, with four double bedrooms, an en-suite shower room and a family bathroom, two reception rooms, a study and an open plan kitchen/breakfast room downstairs. The property has a modern and bright interior throughout, and also offers a double garage, off street parking and a well maintained rear garden.

Fountain Drive is ideally located for those looking to be close to popular local schools, with Stanley Park Junior, Bandon Hill Woodfield, and Oaks Park High School all within walking distance. The area is well serviced for transport links with Carshalton Beeches train station and various bus links easy accessible, plus a variety of local shops nearby.

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## Accommodation

Covered entrance

Double glazed composite front door to..

Entrance hall
Wall mounted alarm panel, single panel radiator, coved ceiling.

Lounge
UPVC double glazed leaded light window to front aspect, two double panel radiators, fireplace with stone surround, coved ceiling.

Dining room
UPVC double glazed leaded light patio doors leading to rear garden, single panel radiator, coved ceiling.

Study
UPVC double glazed leaded light window to front aspect, single panel radiator, coved ceiling.

Kitchen/breakfast room
Range fitted wall units with matching cupboards and drawers below, roll top works surfaces with inlaid ceramic sink and chrome mixer tap, integrated fridge/freezer, integrated dishwasher, inlaid gas hob with oven/grill below, space for American style fridge/freezer, tiled flooring, tile splash back, UPVC double glazed leaded light windows to side and rear aspects, access to large storage cupboard.

Utility room
Range of fitted wall units with matching cupboards below, pull out larder cupboard, space and plumbing for washing machine and tumble dryer, wall mounted “Worcester” boiler, door leading to garden and garage, single panel radiator.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome taps, single panel radiator, part tiled walls, decorative tiled flooring, obscure UPVC double glazed leaded light window to side aspect.

Stairs to 1st floor landing
Loft access, single panel radiator, airing cupboard.

Main bedroom
UPVC double glazed light window to front aspect, single panel radiator, fitted wardrobe, coved ceiling.

En suite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure UPVC double glazed leaded light window to front aspect, extractor fan.

Bedroom two
UPVC double glazed lead light window to front aspect, single panel radiator, fitted wardrobe, coved ceiling.

Bedroom three
UPVC double glazed leaded light window to rear aspect, single panel radiator, coved ceiling.

Bedroom four
UPVC double glazed lead light window to rear aspect, coved ceiling, single panel radiator, fitted wardrobe.

Bathroom
Three piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, part tiled walls, tiled flooring, heated chrome towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden – Approximately 70ft
Paved patio area leading to spacious lawn section with mature shrubs and flower beds bordering, outside tap, fence enclosed, access to double garage, gated side access.

Double garage at side
Up/Over doors at front.

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.

























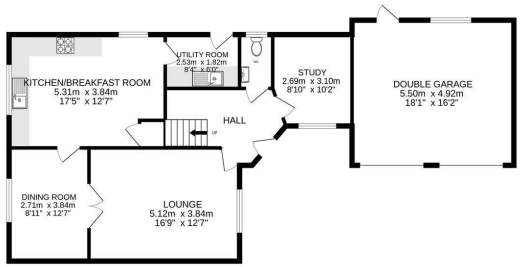




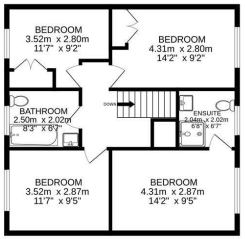




## Floor Plan



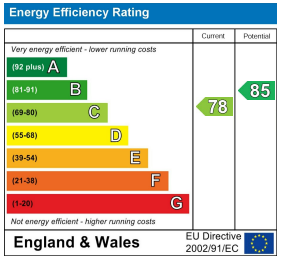

Ground floor
100.4 sq.m. (1081 sq.ft.) approx.




1st floor
60.2 sq.m. (648 sq.ft.) approx.

TOTAL FLOOR AREA : 160.6 sq.m. (1728 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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## 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

The owner needs to find an onward property
Boiler is 4 years old and a combi and serviced by Boxt
Loft is boarded and power and insulated
lived there since 2000
The owner unaware of which side the boundary
Electrics are original, but checked and certified periodically.
no extensions
double garage and spaces in front
No charges for communal areas

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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