



16 Stanley Square, Carshalton, SM5 4LX



Guide price £495,000

WH WATSON HOMES
Estate Agents

16 Stanley Square

Carshalton, SM5 4LX

Nestled in the charming area of Stanley Square, Carshalton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge and dining area provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the pretty views that can be enjoyed from various vantage points, adding a touch of tranquillity to your daily life. Additionally, the property boasts a detached garage, providing ample storage or the potential for a workshop, while parking for one vehicle adds to the convenience.

With no onward chain, this home is ready for you to move in and make it your own. The location in Carshalton offers a delightful community atmosphere, with local amenities and green spaces nearby, making it an ideal choice for those seeking a peaceful yet connected lifestyle. This property is a wonderful opportunity not to be missed.



Accommodation

UPVC double glazed door to..
Entrance porch

Obscure glazed wooden front door to..

Entrance hall
Wood laminate flooring, double panel radiator, obscure glazed windows to front aspect, under stairs storage cupboard.

Lounge
UPVC double glazed window to front aspect overlooking pretty green, double panel radiator, fireplace with tiled surround, open plan to..

Dining area
Double glazed sliding doors to rear aspect, wall mounted fireplace, single panel radiator.

Kitchen
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap inlaid gas hob with extractor fan above and oven/grill below, integrated fridge/freezer, space and plumbing for washing machine, double glazed window and door leading to rear aspect, cupboard housing "Worcester" boiler.





Stair stairs to 1st floor landing
Loft access, fitted storage cupboard.

Bedroom one
UPVC double glazed window to front aspect
overlooking pretty green, single panel radiator.

Bedroom two
UPVC double glazed window to rear aspect with
views over the rear allotments, double panel
radiator, fitted wardrobe with shelving.

Bedroom three
UPVC double glazed window to front aspect
overlooking pretty green, single panel radiator.

Bathroom
Consisting of panel enclosed cubicle with
thermostatic "Aqualisa" shower, pedestal wash
hand basin with chrome taps, low-level flush WC,
woof effect flooring, part tiled walls, extractor fan,
single panel radiator, obscure UPVC double glazed
window to rear aspect.

Rear garden
Approximately 60ft
Hardstanding seating area with footpath leading to
rear, mainly laid to lawn with mature shrubs
bordering, garden shed, fence enclosed, outside
tap, gated rear access.

Detached garage
Gated access for residents.

EPC AND FLOOR PLAN COMING SOON...

BUYER'S INFORMATION

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Floor Plan



Additional Information

Double glazed all through
Combi boiler approx. 15 years
serviced yearly
electrics were re done 25 years ago
loft partly boarded, no drop down ladder, insulated
left side at the back is the owners fence
probate all granted
Really nice neighbours

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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