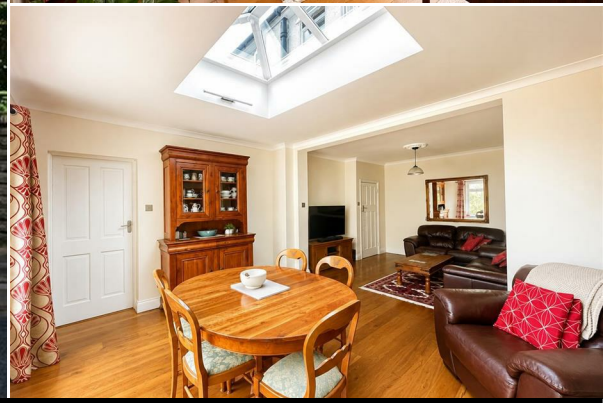








13 Woodmansterne Road, Carshalton, SM5 4JJ

Offers over £850,000

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WH WATSON HOMES
Estate Agents

# 13 Woodmansterne Road, Carshalton, SM5 4JJ

## Overview

Nestled on the charming Woodmansterne Road in Carshalton Beeches, Watson Homes is pleased to present this impressive detached family residence. This spacious house is perfect for families or individuals who appreciate the art of entertaining. With two well-appointed reception rooms, the property offers a variety of living spaces that can be adapted to your personal needs. Whether you envision a formal dining area, a snug lounge, or a vibrant playroom for the children, this home provides the flexibility to create your ideal environment.

The heart of the home is the delightful open-plan kitchen, which overlooks a substantial rear garden, perfect for outdoor gatherings or quiet moments in nature. The property boasts four generously sized bedrooms, ensuring that everyone has their own space to unwind, complemented by two well-equipped bathrooms for added convenience.

This residence is more than just a house; it is a sanctuary that harmoniously blends comfort, style, and practicality. Located in the friendly community of Carshalton Beeches, you will enjoy easy access to local amenities, reputable schools, and excellent transport links, making daily life both convenient and enjoyable.

In conclusion, this detached house on Woodmansterne Road offers an exceptional opportunity for those in search of a spacious and adaptable family home in a sought-after location. Do not let this remarkable property pass you by; seize the chance to make it your own.

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## Accommodation

Wooden period arts and crafts front door with stain glass window

Entrance Hall
Solid oak flooring, under stair storage cupboard, radiator, lighting

Door leading to integral garage

Front Reception
UPVC double glazed windows to front aspect, plantation shutters, radiators, solid wood flooring, stain glass ornate feature window to side aspect, picture rail, lighting

Rear Reception Room and Dining Area
UPVC double glazed windows to rear aspect, feature double glazed skylight lantern with electric blinds, coving, under floor heating, solid wood flooring, ornate ceiling rose, lighting, door leading to kitchen

Kitchen
A range of shaker style kitchen units with matching cupboards and drawers below, granite work top, space for range cooker, integrated extractor above cooker, integrated dishwasher, space for fridge freezer and plumbing for washing machine, insert sink with chrome tap, down lighters, double glazed ceiling lantern, ceramic tile floor, under floor heating, bifold doors leading to garden

Downstairs Wet Room
UPVC double glazed obscure window to side aspect, under floor heating, ceramic tile flooring, part tiled walls, large walk in enclosed shower with chrome taps and shower head, extractor, heated chrome towel rail, large ceramic sink, WC with push button top

Stairs to first floor

Bedroom 1
UPVC double glazed windows to front aspect, double glazed window to rear aspect, wood effect flooring, radiators, lighting

Bedroom 2
UPVC double glazed windows to front aspect, plantation shutters, solid wood flooring, radiators, lighting

Bedroom 3
UPVC double glazed windows to rear aspect and side aspect, wood effect flooring, radiators, lighting

Bedroom 4
UPVC double glazed windows to rear aspect, built in cupboard,wood effect flooring, radiator, lighting

Family Bathroom
UPVC double glazed widows to rear aspect, bath with shower attachment, WC with push button, ceramic sink with chrome taps, wood effect flooring, heated towel rail, part tiled walls, down lighters

Airing Cupboard Storage

Outside

Rear Garden
Large rear garden, elevated patio area with modern glass panels, steps leading down to large patio area, mainly lawn, flower beds, trees, shrubs, outside lighting, tap, side access, shed

Front Drive
Block paved front drive for two vehicles

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.

























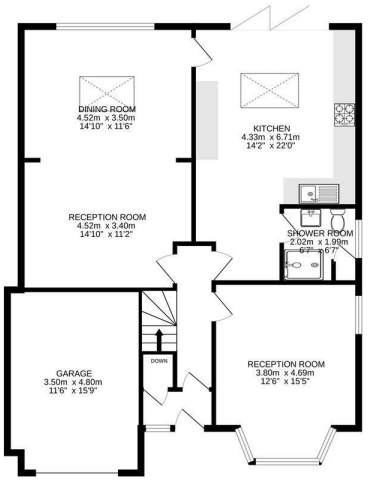




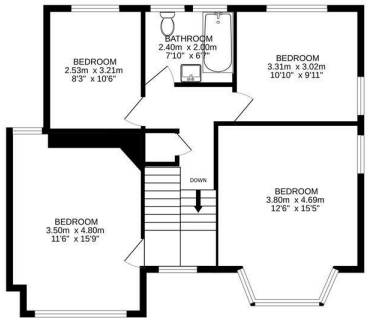




## Floor Plan

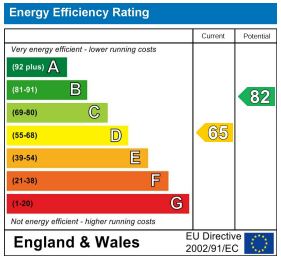



Ground floor
100.2 sq.m. (1079 sq.ft.) approx.




1st floor
64.4 sq.m. (693 sq.ft.) approx.

TOTAL FLOOR AREA : 164.7 sq.m. (1772 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026




## Additional Information

The sellers are re locating, moved in 1998
re configured 2017, new lantern roof added in kitchen and rear reception
under floor heating, kitchen, rear reception room, dowstairs wet room, water fed under floor heating
bi folds added 2017
garage is roller door, has power
electricity point on the back wall of the kitchen on the balcony
garden has lighting, outside tap, side access
fully boarded loft, insulated, drop down ladder,light
combi boiler worcester in downstairs bathroom. 2 years old and under guarantee
both sides of fence belong to the property
the house was built in 1925

## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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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