







29 Gordon Road, Carshalton, SM5 3RG

3 1 2 £495,000

WH WATSON HOMES
Estate Agents

29 Gordon Road

Carshalton, SM5 3RG

NO ONWARD CHAIN

Located in the heart of Carshalton Beeches on Gordon Road, this charming period three-bedroom semi-detached house cherished by the same family for over 40 years presents a wonderful opportunity for those looking to create their ideal family home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The property has a shared driveway and there is plenty of residents street parking available through a reasonable permit scheme.

While the property requires modernisation and redecoration, it is brimming with potential for the discerning buyer. Its central location means you are just a short stroll away from Carshalton Beeches Mainline railway station, making commuting a breeze. Additionally, local shopping facilities are within easy reach, ensuring that all your daily needs are met.

This house is not just a property; it is a canvas waiting for your personal touch. Whether you envision a contemporary family haven or a classic retreat, the possibilities are endless. We invite you to contact Watson Homes to arrange a viewing and explore the potential that this delightful home has to offer.

Accommodation

Sheltered Porch

Wooden front door leading to hallway

Reception Room
Double glazed bay window to front aspect

Dining Room
Double glazed windows to side and rear aspects

Kitchen/Diner
Double glazed window to rear aspect, a range of cupboards and drawers, work surfaces, space for applicances, double glazed door leading to rear garden

Bedroom 1
Double glazed twin windows to front aspect



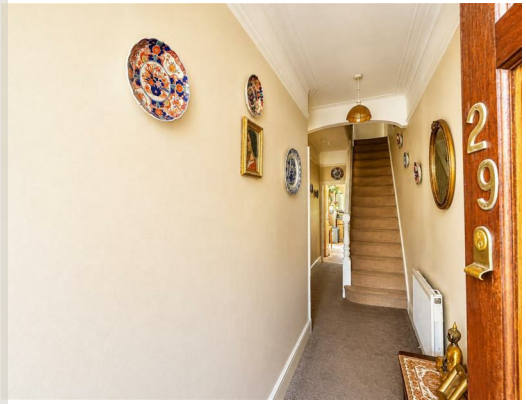




























Bedroom 2
Double glazed window to rear aspect

Bedroom 3
Double glazed window to rear aspect

Family Bathroom
Double glazed window, white bathroom suite, fully tiled walls, towel rail

Outside

Shared access to the side

Garden WC

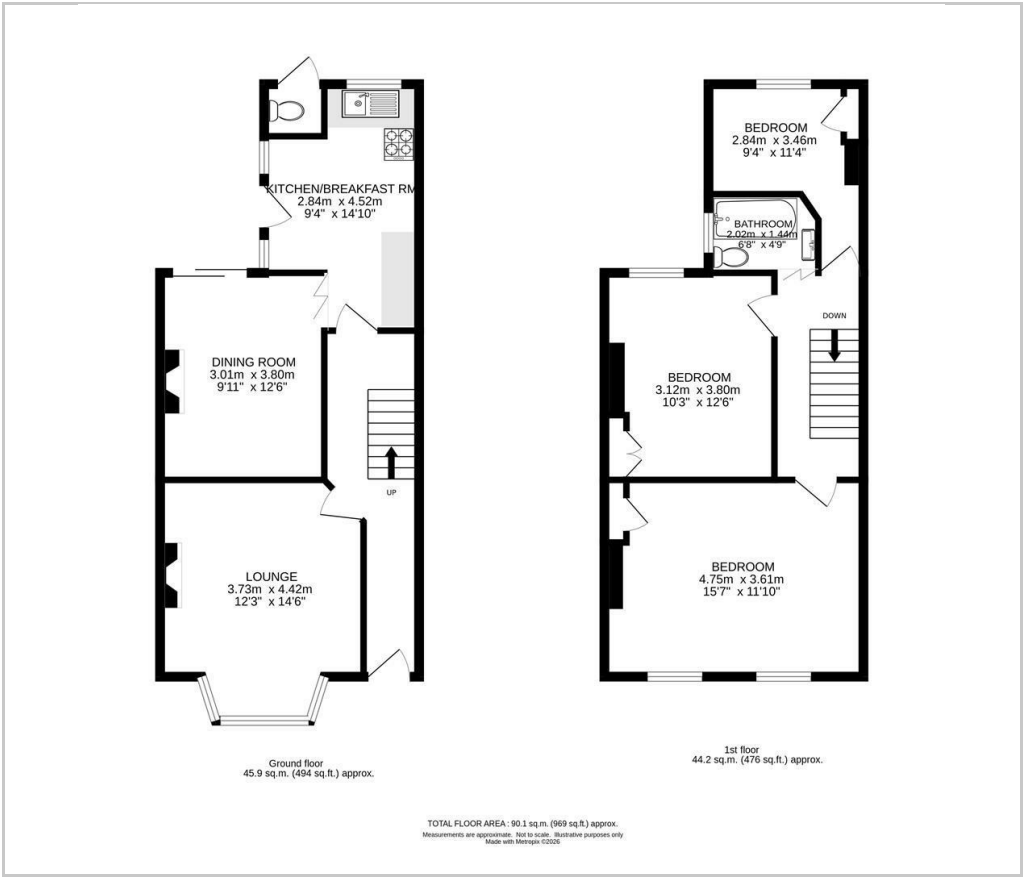
Private rear garden
Maninly lawn, shrubs, trees, patio area

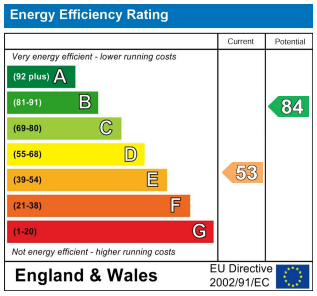
Garage at the rear of the garden

Front
Private front garden

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





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.

Additional Information

NO ONWARD CHAIN
PROBATE IN PROGRESS
NO CENTRAL HEATING CURRENTLY BUT CAN EASILY BE INSTALLED
NEEDS UPDATING BUT FULL OF CHARACTER
LOFT COULD BE CONVERTED WITH USUAL PLANNING CONSENT
THERE IS AN ADDITIONAL OUTSIDE WC
GARAGE AT THE REAR OF GARDEN
SHARED SIDE ACCESS

OWNERS WORDS BELOW TO SHARE
DRAFT 1: Warm + Family Home Feel
A much-loved family home for over 40 years, this property has been beautifully cared for inside and out. The garden and surrounding areas are well-maintained and provide a peaceful, private setting. Heating is provided by efficient electric heaters throughout, with hot water supplied by a reliable Vokera boiler that is serviced annually at a cost of approx £200 per year with Domestic & General. The location is fantastic — within walking distance to a fantastic local school, convenient shops just minutes away, and with off-street residents' parking permits available until 12pm daily. There is also shared driveway access and additional parking into the garage. With friendly neighbours who look out for one another, this is a true community and a wonderful place to call home.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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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