



32 Forelle Way, Carshalton, SM5 4BD

Offers over £625,000



**WH WATSON HOMES**  
Estate Agents

## 32 Forelle Way, Carshalton, SM5 4BD

### Overview

\*No onward chain\*. Nestled in the desirable area of Forelle Way, Carshalton Beeches, this charming semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,203 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests.

The home boasts three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The master bedroom benefits from an en suite shower room, adding a touch of luxury and convenience to your daily routine.

At the heart of the home lies a contemporary open plan kitchen and dining area, designed to cater to the needs of modern living. This inviting space is perfect for family meals or hosting dinner parties, allowing for seamless interaction with loved ones.

In addition to its attractive interior, the property includes allocated parking, ensuring that you have a secure space for your vehicle. The location is particularly appealing, as it is situated close to excellent schools, reliable transport links, and a variety of local amenities, making it an ideal choice for families and commuters alike.

This sought-after modern development presents a wonderful opportunity to acquire a delightful home in a vibrant community. With its thoughtful design and prime location, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely house your new home.

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### Accommodation

Obscure double glazed front door to..

#### Spacious entrance hall

Herringbone oak flooring, single panel radiator, wall mounted digital thermostat.

#### Kitchen/diner

Modern range or fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, inlaid five ring gas hob with extractor fan above and oven/grill/microwave/coffee machine at side, integrated fridge and freezer, integrated dishwasher, tiled splash back, double panel radiator, herringbone oak flooring, large storage cupboard, breakfast bar.

#### Dining area

Double glazed bifold doors to rear aspect, herringbone oak flooring, double panel radiator, ceiling ventilation.

#### Downstairs WC

Consisting of low-level push button flush WC, pedestal wash hand basin with chrome taps, space and plumbing for washing machine/tumble dryer, wall mounted boiler, single panel radiator, extractor fan, wood flooring, obscure UPVC double glazed window to front aspect.

#### Stairs to 1st floor landing

#### Lounge

Two UPVC double glazed doors leading to front balconies, double panel radiator, ceiling ventilation.

#### Bathroom

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, Amtico flooring, part tiled walls, ceiling ventilation, single panel radiator.

#### Bedroom three

UPVC double glazed window to rear aspect, single panel radiator, cupboard housing hot water tank, ceiling ventilation.

#### Stairs to 2nd floor

#### Main bedroom

UPVC double glazed windows to front aspect, single panel radiator, fitted wardrobes, ceiling ventilation, wall mounted thermostat.

#### Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap, low-level push button flush WC, shaver point, tiled walls, tiled flooring, ceiling ventilation.

#### Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, loft access, ceiling ventilation.

#### Rear garden (Westerly Aspect)

Large paved patio area leading to raised lawn section, fencing closed, gated side access, garden shed.

#### Front

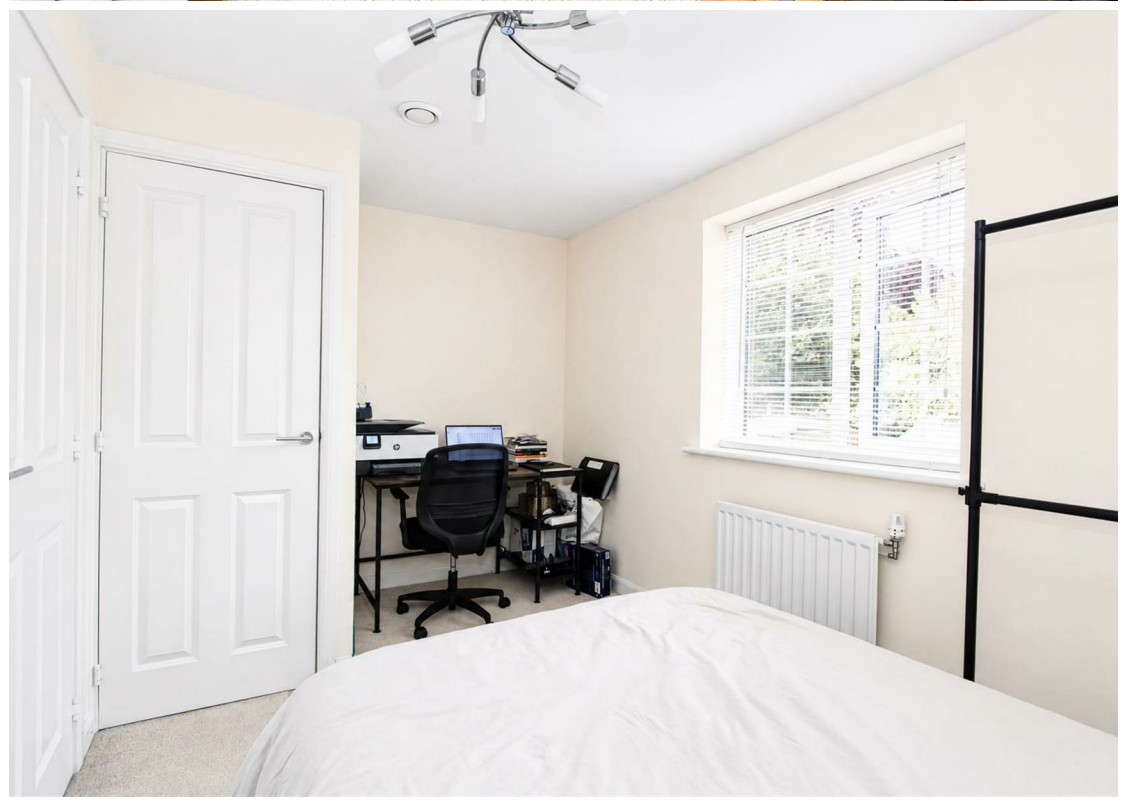
Allocated parking

Access to residents play area and well kept grounds.

### 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



## Additional Information

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

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58 Banstead Road, Surrey, SM5 3NL  
Tel: 020 4537 3222 Email: [email@watsonhomesproperty.com](mailto:email@watsonhomesproperty.com)  
[www.watsonhomesproperty.com](http://www.watsonhomesproperty.com)

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