



366 Carshalton Road, Carshalton, SM5 3PT

£475,000

**WH WATSON HOMES**  
Estate Agents

# 366 Carshalton Road, Carshalton, SM5 3PT

Conveniently located is this extended two bedroom, two bathroom period property with large kitchen/dining room. The property benefits from a south facing 100ft garden, utility room, separate lounge downstairs shower room as well as modern upstairs bathroom, and two double bedrooms.

Situated in Carshalton Village with its many shops, restaurants and leisure facilities as well as the many parks and ponds. Many excellent schools are also close by. An internal viewing is highly recommended.

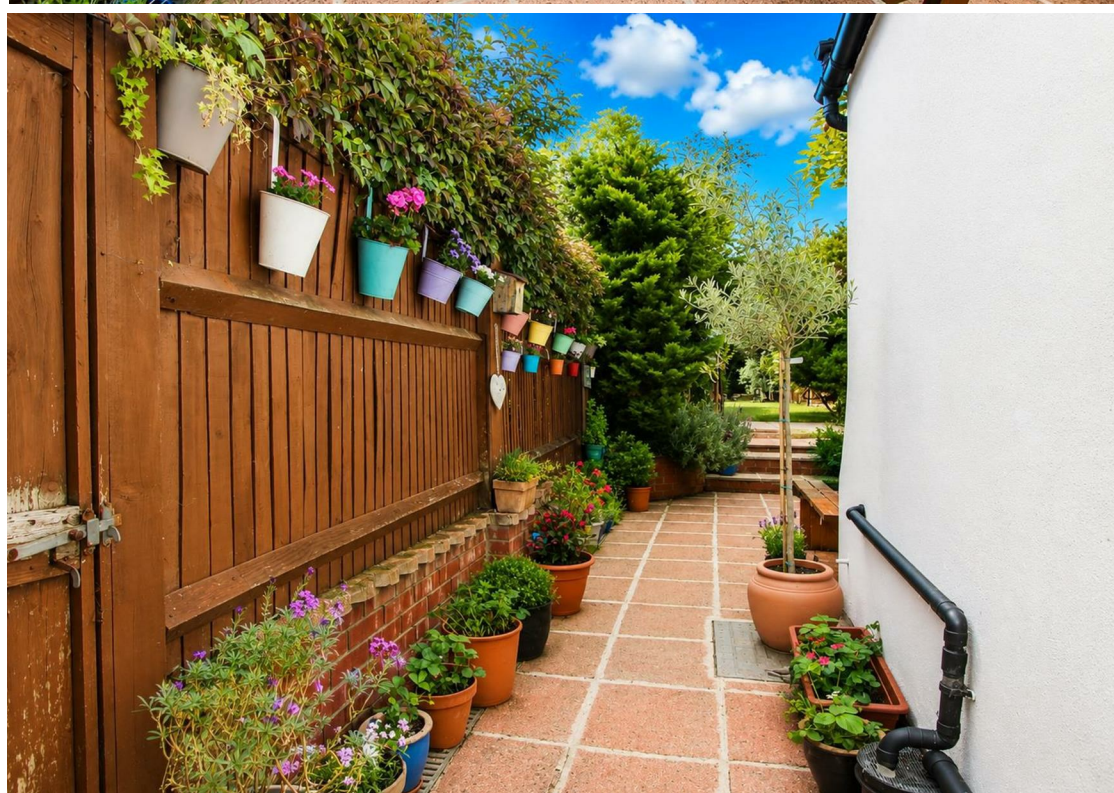
## Accommodation

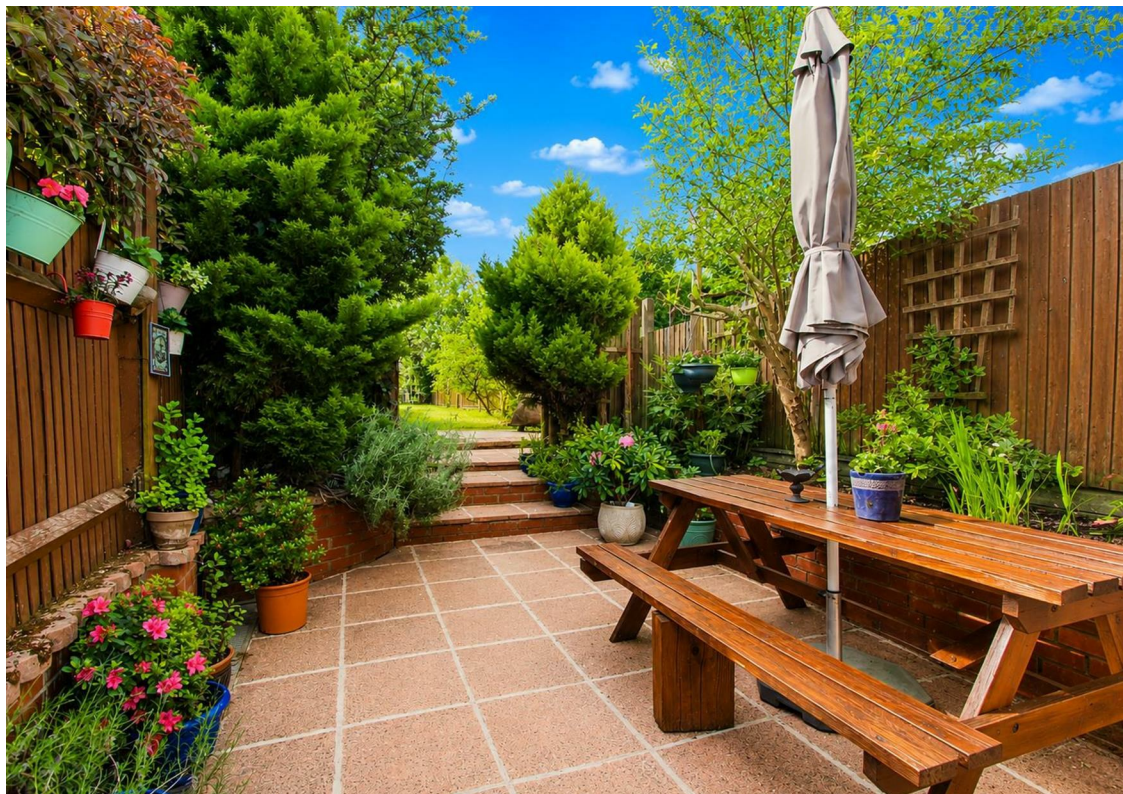
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| Accommodation                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Obscure part glazed wooden door to Entrance porch                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Quarry tiled flooring, double glazed composite front door to..                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Entrance hall                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Stripped floorboards, dado rail, single panel radiator, wall mounted “nest” heating control.                                                                                                                                                                                                                                                                                                                                                                                        |
| Lounge                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| UPVC double glazed bay window to front aspect, fitted plantation shutters, stripped floorboards, single panel radiator, coved ceiling and ceiling rose.                                                                                                                                                                                                                                                                                                                             |
| Dining area                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Stripped floorboards, large under stairs storage cupboards, double panel radiator, coved ceiling, space for American style fridge/freezer.                                                                                                                                                                                                                                                                                                                                          |
| Kitchen/breakfast room                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid button sink and chrome mixer tap with hose attachment, island with breakfast bar, space for large gas range cooker with extractor fan above, tiled flooring, covered radiator, two feature skylights, UPVC double glazed patio doors leading to rear garden, coved ceiling.                                                                                                       |
| Utility room                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Wooden worktops with space and plumbing for washing machine and tumble dryer below, tiled flooring, UPVC double glazed window to side aspect, single panel radiator, coved ceiling.                                                                                                                                                                                                                                                                                                 |
| Downstairs shower room                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Consisting of tiled cubicle with thermostatic shower, vanity unit with wash hand basin and chrome mixer tap, low-level push button flush WC, heated chrome towel round, tiled flooring, cupboard housing “Worcester” combination boiler, extractor fan, coved ceiling, obscure UPVC double glazed window to rear aspect.                                                                                                                                                            |
| Stairs to 1st floor landing                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Main bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| UPVC double glazed window to rear aspect, stripped floorboards, double panel radiator, coved ceiling and ceiling rose.                                                                                                                                                                                                                                                                                                                                                              |
| Ensuite bathroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring, part tiled walls, heated chrome towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.                                                                                                                                                                       |
| Bedroom two                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| UPVC double glazed window to front aspect, stripped floorboards, coved ceiling, built-in wardrobe, feature cast iron fireplace, fitted shelving and storage cupboard, double panel radiator.                                                                                                                                                                                                                                                                                        |
| Rear garden (South facing) - Approximately 100ft Large paved patio area leading to further lawn sections with an abundance of plants rose bushes and flowers bordering, fence enclosed with gated side access, two garden sheds, outside tap.                                                                                                                                                                                                                                       |
| 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. |









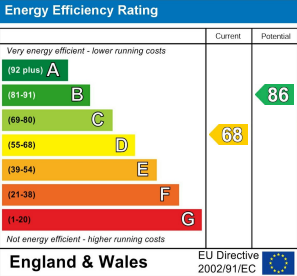


Floor Plan

Additional Information



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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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