







73 Groveside Close, Carshalton, SM5 2ER

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Asking price £530,000

WH WATSON HOMES
Estate Agents

73 Groveside Close

Carshalton, SM5 2ER

Watson Homes are pleased to offer this three bedroom end of terrace home presented in good order throughout, situated in a desirable no through road in a modern development in Carshalton. The property benefits from a beautifully maintained wraparound garden with side access, a driveway and allocated parking space. Inside the property you will find an open plan living dining room, a well equipped modern kitchen with a large utility room, a downstairs WC, a conservatory, three well proportioned bedrooms and a family bathroom.

Groveside Close is excellently located for good schools, local shops and transport links, with Carshalton mainline train station within easy walking distance providing fast links into Central London, and bus routes serving Tooting, Sutton, Purley & Morden.







Accommodation

Entrance Hall

Kitchen
Range of modern fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven/grill and gas hob with extractor fan above, integrated dishwasher and bin storage, cupboard housing boiler, space for washing machine, tiled splashback, wood flooring, double glazed bay window to front aspect.







Utility Room
Range of fitted units and cupboards with laminate worktop, space for fridge freezer, wood flooring, radiator, large storage cupboard, double glazed window to front aspect

WC
Wall mounted wash hand basin with chrome taps, WC, radiator, double glazed obscure window to side aspect.







Open Plan Living Dining Room
Two radiators, wood flooring, double glazed window to rear aspect, double glazed French doors leading out to garden., understairs storage cupboard.

Conservatory
Two radiators, tiled flooring and double glazed French doors













leading out to garden.

Stairs to 2nd floor landing
Loft access, (part boarded for storage with pull down ladder), cupboard housing immersion heater.

Bedroom One
Built-in wardrobes, radiator, fitted carpet, double glazed window to front aspect

Bedroom Two
Built in wardrobe, radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three
Radiator, fitted carpet, double glazed windows to front aspect

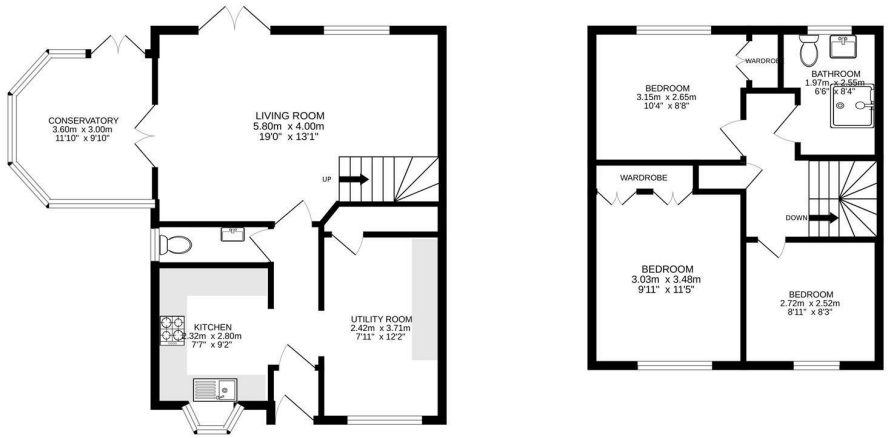
Bathroom
Modern suite comprising tiled shower cubicle with thermostatic shower and hand shower attachment, WC, vanity wash handbasin with chrome mixer tap and storage below, built in storage cupboard, heated towel rail, tiled walls, tiled flooring, double glazed obscure window to rear aspect.

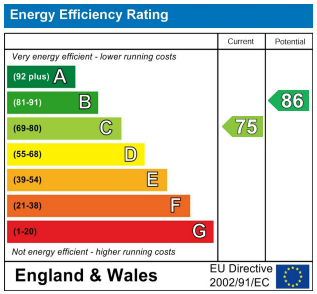
Outside
Driveway to the front providing off street parking with further allocated parking space to the left of the property.
Gate providing side access

Rear Garden
Well maintained wraparound garden with artificial lawn section, patio area, raised flower beds, side access, two water taps.

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

- Family has owned the property for 14 years. Both vendors will be looking for a property to buy (one can break the chain if the other finds first and their purchase isn't ready).

- Boiler - in kitchen cupboard, installed in 2024

- Parking - driveway plus one allocated space nearest to the left of the property

-Boundary is left hand side

-Conservatory addition and garage conversion was done by previous owner, but they have cosmetically updated and new kitchen installed.

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.

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