



3 Barrow Hedges Close, Carshalton, Surrey, SM5 3LN

£750,000



**WH WATSON HOMES**  
Estate Agents



### 3 Barrow Hedges Close, Carshalton, SM5 3LN

## Overview

Nestled in the desirable cul de sac of Barrow Hedges Close, Carshalton Beeches, this splendid four-bedroom semi-detached house offers an exceptional opportunity for modern family living. Spanning an impressive 1,679 square feet, the property has been thoughtfully extended, enhancing both the ground floor and loft to create a harmonious blend of space and style.

Upon entering, you are greeted by a generous through lounge that exudes warmth and comfort, perfect for relaxation. This inviting space seamlessly flows into an additional extended room, which can be adapted to suit various family needs. The heart of the home is undoubtedly the contemporary kitchen, featuring a large island unit that is ideal for both cooking and socialising. Bifold doors open up to reveal a beautifully maintained garden, allowing natural light to flood the area and providing a picturesque backdrop for gatherings.

The first floor comprises two spacious double bedrooms and a smaller room, all serviced by a modern family bathroom. A standout feature of this property is the expansive master suite located in the loft, complete with a contemporary shower and steam room, offering a private retreat for homeowners.

Additional benefits include a garage to the side, side access, and off-street parking for at least three vehicles, ensuring ample space for family and guests. This home is ideally situated in the heart of Carshalton Beeches, surrounded by a delightful array of local amenities, including charming cafes, restaurants, and shops. Families will appreciate the proximity to several excellent schools, enhancing the appeal of this location. For commuters, Carshalton Beeches Mainline Station is just a short stroll away, providing easy access to London.

### 3 Barrow Hedges Close, Carshalton, SM5 3LN

Accommodation

Entrance Porch.  
Tiled flooring, ceiling light, leaded light wooden front door to...

Entrance Hall  
Under stairs cupboard housing gas and electric metres, wooden flooring, radiator cover, picture rail and ceiling coving, doors to kitchen, through lounge and cloakroom.

Through Lounge  
UPVC double glazed bay window with bespoke plantation fitted Shutters, modern feature fireplace to chimney breast with log gas fire insert, wooden flooring, dado rail, ceiling coating, built-in storage cupboards to alcove with shelving above, bifold doors to...

Reception Room 2  
Currently being used as a gym with with tiled flooring with underfloor heating, UPVC double glazed window with bespoke plantation fitted shutters, UPVC double glazed bifold doors and UPVC double glazed Velux windows.

Kitchen  
Modern traditional style kitchen comprising quartz work surfaces with shaker style cupboards and drawers below, matching wall units with under lighting, matching walk-in larder cupboard and further matching tall storage cupboards, matching centre island with Neff induction hob, built-in oven and separate built-in oven/microwave, integrated dishwasher, space for American style fridge freezer with matching cupboards built all around, including display shelving, stainless steel 1.5 bowl under sink with modern chrome mixer tap with built-in filter tap (Harveys water filters), breakfast bar area, Metro style tiled splashback, double glazed bifold doors with integrated blinds, two UPVC double glazed Velux windows and further dome electric Velux window which is also rain sensitive, floor under cupboard fan heater, tiled flooring, door to...

Utility room  
Worksurface with cupboards below, and built-in cupboards and shelving above, inset stainless steel sink, space and plumbing for washing machine, tiled splashback, tiled flooring, UPVC double glazed Velux window, door to...

Garage  
Half size garage now suitable for bikes and storage, power and light, door to side access, loft access with storage going over utility area, built-in shelving.

Cloakroom  
White suite comprising low-level WC with pushbutton flush, corner wash handbasin with chrome taps and tiled splashback, UPVC double glazed window to side aspect, tiled flooring, picture rail, radiator.

Stairs to 1st floor landing  
  
UPVC double glazed window to side aspect, picture rail.

Bedroom 2  
Wall of built-in wardrobes, UPVC double glazed bay window to front aspect, dado rail, radiator.

Bedroom 3  
UPVC double glazed window to rear respect, picture rail, radiator.

Bedroom 4  
UPVC double glazed window to front aspect, laminate flooring, picture rail, radiator.

Bathroom  
Modern white three-piece suite comprising double ended bath with chrome taps and separate chrome thermostatic wall mounted shower, large wash hand basin with chrome mixer tap and inset mirror above, low-level WC with push button flush, tiled walls and flooring, shaving point, large built-in airing cupboard with gas central heating combination boiler, chrome radiator/towel rail, extractor fan, ceiling downlights.

Stairs to 2nd floor landing  
UPVC double glazed Velux window, door to...

Master bedroom/bedroom 1  
Range of built-in wardrobes, drawers and dressing table/desk area, built-in cupboard (housing steam room equipment/controls), UPVC double glazed window to rear aspect and two large UPVC double glazed Velux windows to front aspect, laminate flooring, ceiling downlights, eaves storage, radiator cover, door to...

Ensuite Shower/Steam Room  
Modern white three-piece suite comprising large shower/steam enclosure with chrome shower fittings and two wall mounted seats, large wash hand basin with modern chrome mixer tap and drawers below, low-level WC with pushbutton flush, tiled flooring and tiled walls, halogen downlights, UPVC double glazed window to rear aspect, charcoal radiator/towel rail.

Garden  
Large patio area with side access, landscape with brick wall and brick ornamental steps up to lawn area with fenced off ornamental garden pond, garden shed, flower and shrub borders, fence enclosed.

Front garden  
Large front garden with large planted flower bed area with mature trees and shrubs, off street parking for two cars and access to side garage storage.

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









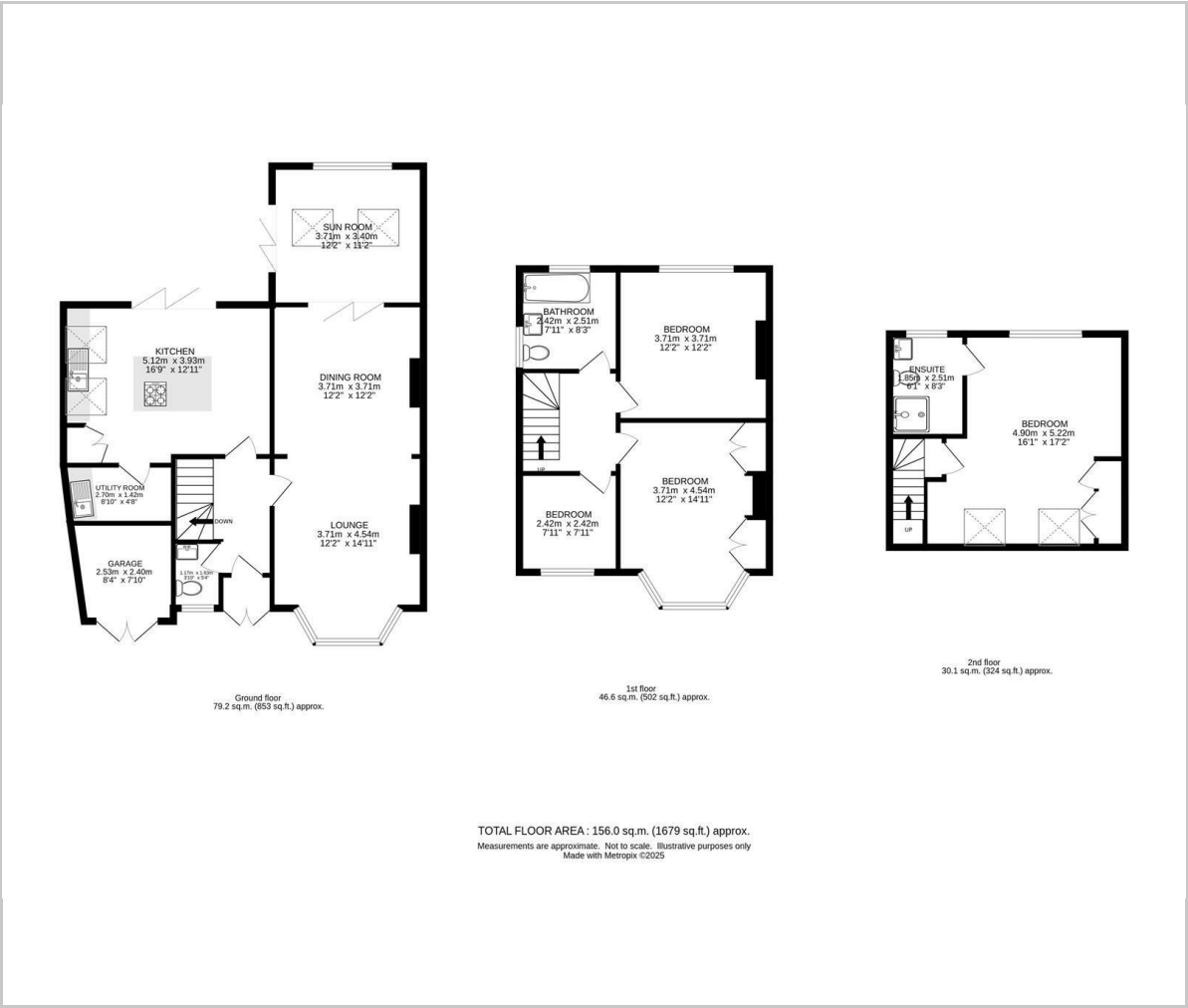








Floor Plan



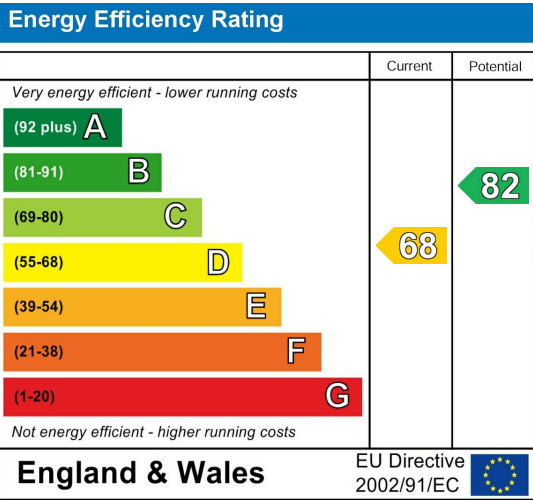
Viewing

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.

Area Map



Energy Efficiency Graph



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.