



334 Winchcombe Road  
Carshalton, SM5 1SA  
Guide price £425,000



# 334 Winchcombe Road Carshalton, SM5 1SA

Watson Homes are delighted to offer this well presented two bedroom end of terrace home, which offers a modern and bright interior and is perfect for those looking for something ready to move into. The accommodation consists of a homely lounge, a luxury modern bathroom, a contemporary kitchen, two well proportioned bedrooms, a good sized garden and off street parking. property has been lovingly maintained by the current owners and is perfect for those who are looking for something ready to move straight into.

The property is well situated for bus links serving Morden, Sutton, Croydon, Wallington and Carshalton, local shops and a range of good schools.

## Accommodation

Wood effect double glazed leaded light Front Door to: -

Entrance Vestibule: - Oak effect laminate flooring, open plan to:

Lounge: - 4.45m x 3.00m (14'7 x 9'10) - UPVC double glazed windows to front aspect, oak effect laminate flooring, radiator, door to:

Inner Hallway: - Understairs cupboard housing gas meter, wall cupboard housing electric meter and fuseboard, further large storage cupboard currently housing washing machine and tumble dryer, UPVC double glazed window to side aspect, door to:

Kitchen: - 2.64m x 2.31m (8'8 x 7'7) - Modern work surfaces with drawers and cupboards below, matching wall units with underlighting, built-in stainless steel oven and hob, space and plumbing for dishwasher, space for tall fridge/freezer, cupboard housing 'Vaillant' gas central heating combination boiler, part tiled walls, tiled effect laminate flooring, round inset stainless steel sink with modern chrome mixer tap, UPVC double glazed door to garden.





**Bathroom:** - Luxury white four piece suite comprising tiled enclosed bath with chrome mixer tap and shower attachment, quadrant shower cubicle with chrome shower fittings, inset sink with modern chrome mixer tap and cupboards below, low level WC with concealed cistern and push button flush, chrome radiator/towel rail, tiled walls and flooring, radiator, UPVC double glazed window to side aspect and ornate skylight.



**Stairs To First Floor Landing:** - Dado rail with part panelled walls below, UPVC double glazed window to side aspect, access to boarded loft.

**Bedroom 1:** - 4.45m x 3.05m (14'7 x 10'0) - UPVC double glazed windows to front aspect, laminate flooring, radiator.

**Bedroom 2:** - 4.45m 2.24m (14'7 7'4) - UPVC double glazed window to rear aspect, large overstairs cupboard and wardrobes, laminate flooring, radiator.



**Garden:** - Mainly laid to lawn, patio area and further coved patio area with outside tap and outside electrics including a light and power point, large side access, fence enclosed.



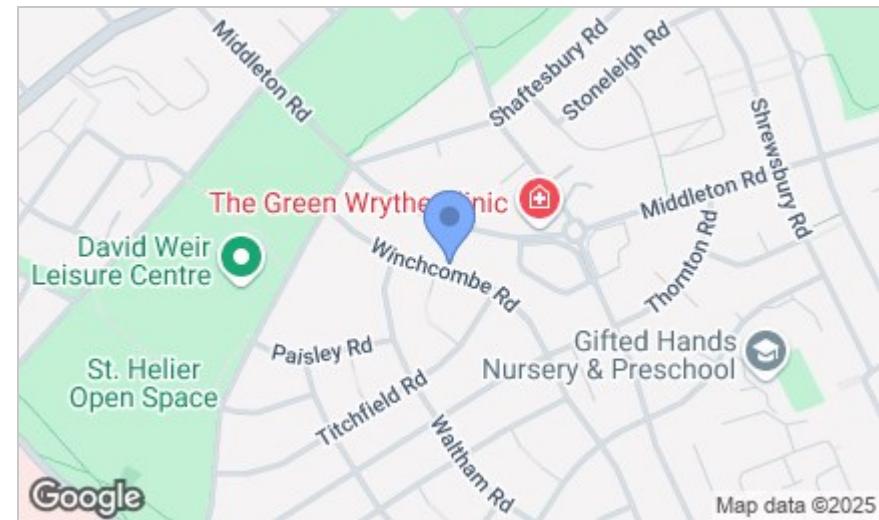
#### BUYER'S INFORMATION

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

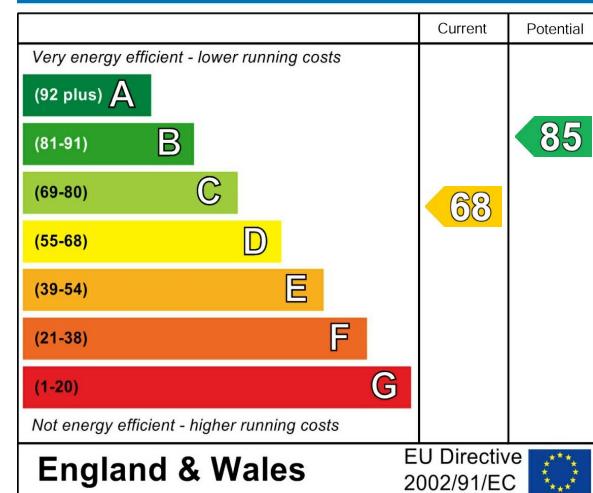


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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.

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