







5 Harbury Road, Carshalton Beeches, SM5 4LA

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Offers over £700,000

WH WATSON HOMES
Estate Agents

5 Harbury Road

Carshalton Beeches, SM5 4LA

Watson Homes are delighted to offer this THREE DOUBLE BEDROOM semi detached family home. The property benefits from a spacious hallway, two reception rooms, a modern four piece bathroom suite, a double garage and ample off street parking.

This stunning house is ideally situated for easy access to Carshalton Beeches, featuring a mainline station providing connections to London, as well as bus routes and a variety of local amenities including shops and cafes. Additionally, the property offers convenient proximity to several high-performing local schools.



















Accommodation

UPVC double glazed entrance porch
Herringbone parquet flooring, composite front door to..

Spacious entrance hall
Herringbone parquet flooring, double panel radiator, coved ceiling, wall mounted digital thermostat, under stairs storage cupboard.

Lounge
UPVC double glazed leaded light bay window to front aspect and windows at side, open fireplace with brick surround, double panel radiator, coved ceiling.

Dining room
UPVC double glazed bay window and patio doors to rear aspect, herringbone parquet flooring, double panel radiator, dado rail, coved ceiling.

Kitchen/breakfast room
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic sink and brushed chrome mixer tap, space for gas / electric range cooker, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, breakfast bar, wood effect flooring, tiled splash back, UPVC double glazed window and door to rear aspect, double panel radiator.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, obscure UPVC double glazed window to side aspect, tiled flooring, tiled walls.













Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, loft access, cupboard housing “Worcester” combination boiler and fitted shelving.

Bedroom one
UPVC double glazed leaded light bay window to front aspect and window at side, two double panel radiators, fitted wardrobes and storage cupboards.

Bedroom two
UPVC double glazed window to rear aspect, fitted wardrobe, double panel radiator, built-in storage cupboard with shelving.

Bedroom three
UPVC double glazed leaded light window to front aspect, double panel radiator, built-in wardrobe with shelving.

Bathroom
Modern four piece suite consisting of tiled cubicle with thermostatic shower, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, wood effect flooring, part tiled walls, heated chrome towel rail, obscure UPVC double glazed windows to side and rear aspects.

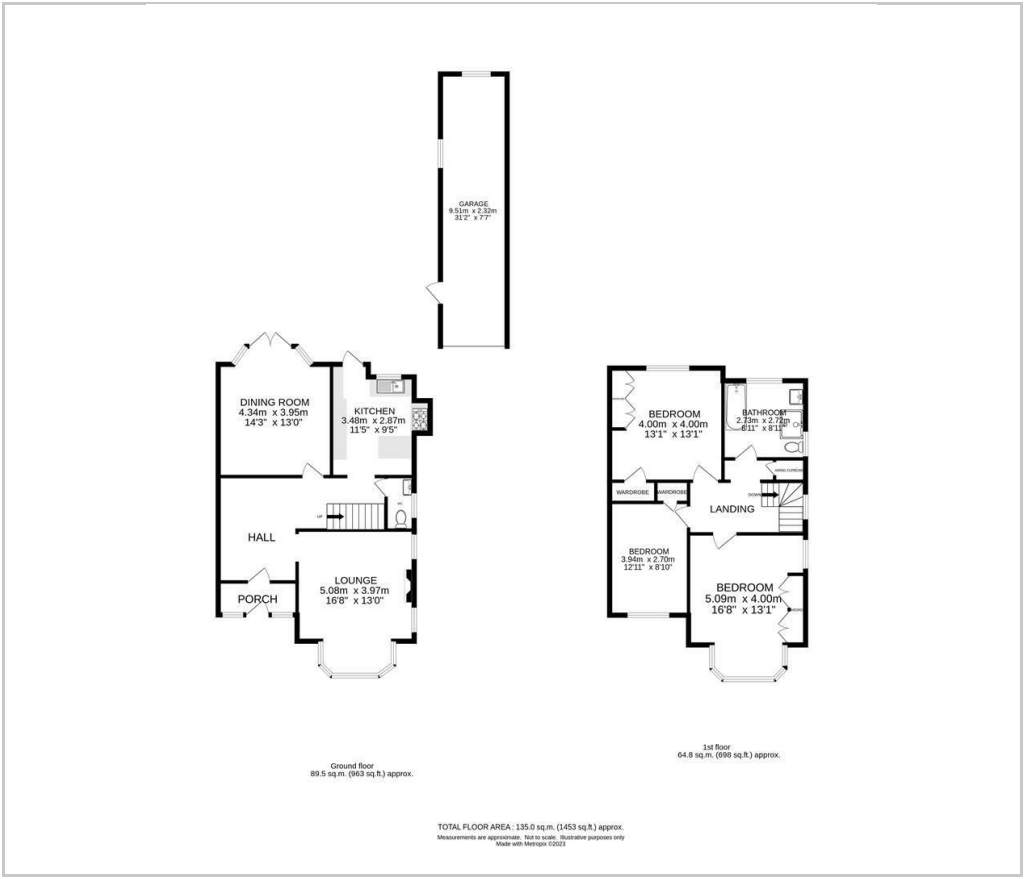
Rear garden (South Easterly aspect)
Approximately 60ft
Large paved patio area with steps leading to lawn section and shrubs bordering, further patio area and garden shed, gated side access and door to garage.

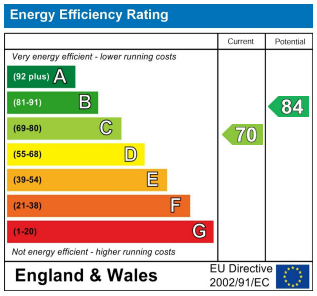
Double Garage at side
Up/over door at front

Front
Off street parking, and pretty lawn section with footpath to front and a shared access to the double garage.

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

The loft is partly boarded with drop down ladder
Power in the loft and velux window
Combi boiler 12 years old and serviced yearly
The boundary is left looking from the road
Double length garage with power
moved in 2012

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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