



52 St. James Road
Carshalton, SM5 2DU
Guide price £425,000



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Watson Homes are delighted to present this charming two bedroom extended home. The property offers modern open plan living with two reception rooms and a further 16ft breakfast room, a pretty rear garden and lots of period features.

This pretty cottage style house enjoys a prime location close to local shops and everyday amenities, making daily life convenient and effortless. Its standout feature is the nearby mainline railway station, providing excellent transport links for commuters. This well-connected yet comfortable setting makes the home an ideal choice for professionals, couples, or small families seeking both convenience and accessibility.

Accommodation

Part glazed wooden front door to..

Lounge

UPVC double glazed bay window to front aspect, single panel radiator, fitted shelving and storage cupboards, feature cast iron fireplace, picture rail, under stairs storage covered, decorative coving and ceiling rose.

Study / Dining room

UPVC double glazed window to side aspect, single panel radiator, dado rail, picture rail, decorative coving and ceiling rose.

Kitchen

Range fitted wall units with matching cupboards and drawers below, solid worktops with inlaid ceramic sink and chrome mixer tap, space for dishwasher, space for gas range cooker with extractor fan above, space for tall standing fridge/freezer, tiled splash back, tiled effect flooring.





Breakfast room

UPVC double glazed window to front aspect and patio doors to rear, two feature skylights, double panel radiator, wood laminate flooring, access to utility section with space and plumbing for washing machine with storage cupboards.

Downstairs bathroom

Comprising, freestanding clawfoot roll top bathtub with chrome mixer tap and shower, pedestal wash hand basin with mixer tap, low-level push button flush WC, tiled flooring, double panel radiator, part tiled walls, decorative coving, UPVC double glazed window to rear aspect.

Stairs to 1st floor

UPVC double glazed window to side aspect, picture rail, decorative coving.

Bedroom one

UPVC double glazed window to front aspect, open fireplace, single panel radiator, picture rail, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, cupboard housing combination boiler, loft access, picture rail, coved ceiling, single panel radiator, wood laminate flooring.

Rear garden

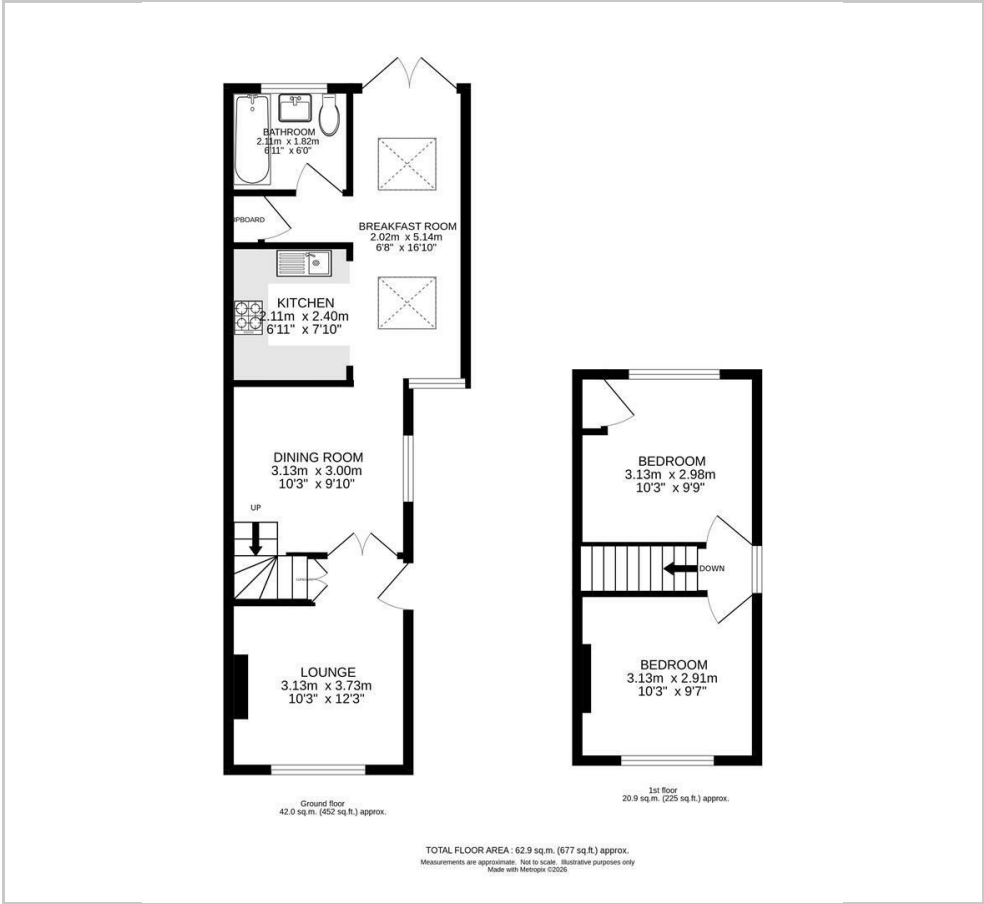
Large paved patio with shrubs bordering, garden shed, fence enclosed, outside tap.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

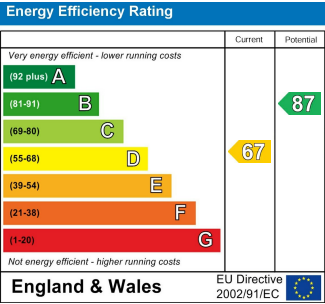


Floor Plan



Additional information

- Lived for 6 years
- Living room fire - coal
- Boiler in 2nd bedroom - in cupboard, combi boiler, approx 12 years & serviced annually
- Decorated throughout
- Double glazed at the front
- Roof done on breakfast room - 2022
- Pull down ladder - fully boarded



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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