







30 Telegraph Track, Carshalton, SM5 4AZ

3 1 2 £670,000

WH WATSON HOMES
Estate Agents

30 Telegraph Track

Carshalton, SM5 4AZ

Set in this idyllic location with uninterrupted views of open fields and farmland this 3 bedroom semi-detached house is surrounded by fields and farms in a semi-rural location in Carshalton's Little Woodcote Estate, The south facing property offers large front and rear gardens with plenty of parking. The property has potential for a two storey extension (STPP). The property would make an ideal home or pied-a-terre for anyone wanting some peace and tranquillity.

The property was granted planning for a 2 storey extension but the planning has now lapsed.

To the front of the property is a shingle driveway and parking area for numerous vehicles. The property is surrounded by open views of green belt fields and the area is popular with equestrian enthusiasts. Oaks Park and Golf Course are within 1/2 mile.

The area has schools both private and state run for all age groups including Wallington High School for Girls (selective grammar school), St. Philomena's High School for Girls, Sutton Grammar School, Wilsons School and John Fisher High School for Boys.

The M23 and M25 can be accessed via either Hooley or Reigate Hill which are to the south.







Accommodation

Obscure double glazed composite front door to..

Inner porch
UPVC double glazed window to side aspect, oak flooring with underfloor heating, leading to..

Entrance hall
Oak flooring with underfloor heating ,UPVC double glazed window to front aspect.

Open plan kitchen/lounge/diner
Kitchen area
Range of fitted wall unit with matching cupboards and drawers below, granite worktops with inlaid butler sink and chrome mixer tap, integrated fridge/freezer, integrated dishwasher, integrated oven/grill, pull out bin storage, island with inlaid hob and extractor fan above, oak flooring with underfloor heating, UPVC double glazed windows to front and side aspects.

Lounge/diner
UPVC double glazed window to side aspect and double glazed bifold doors leading to rear garden, oak flooring with underfloor heating, modern radiator.

Reception room two
UPVC double glazed window to rear aspect, double panel radiator, picture rail.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with

























chrome mixer tap and storage cupboard below, oak flooring with underfloor heating, UPVC double glazed window to front aspect.

Stairs to 1st floor landing
Fitted storage cupboard housing “Worcester” combination boiler.

Laundry room
Storage cupboard and worktop with space and plumbing for washing machine and tumble dryer, tiled flooring, heated chrome towel rail.

Main bedroom
UPVC double glazed window to rear aspect with pretty farmland views, picture rail.

Bedroom two
UPVC double glazed window to rear aspect with pretty farmland views, double panel radiator.

Bedroom three
UPVC double glazed window to side aspect with pretty farmland views, loft access, old school style radiator.

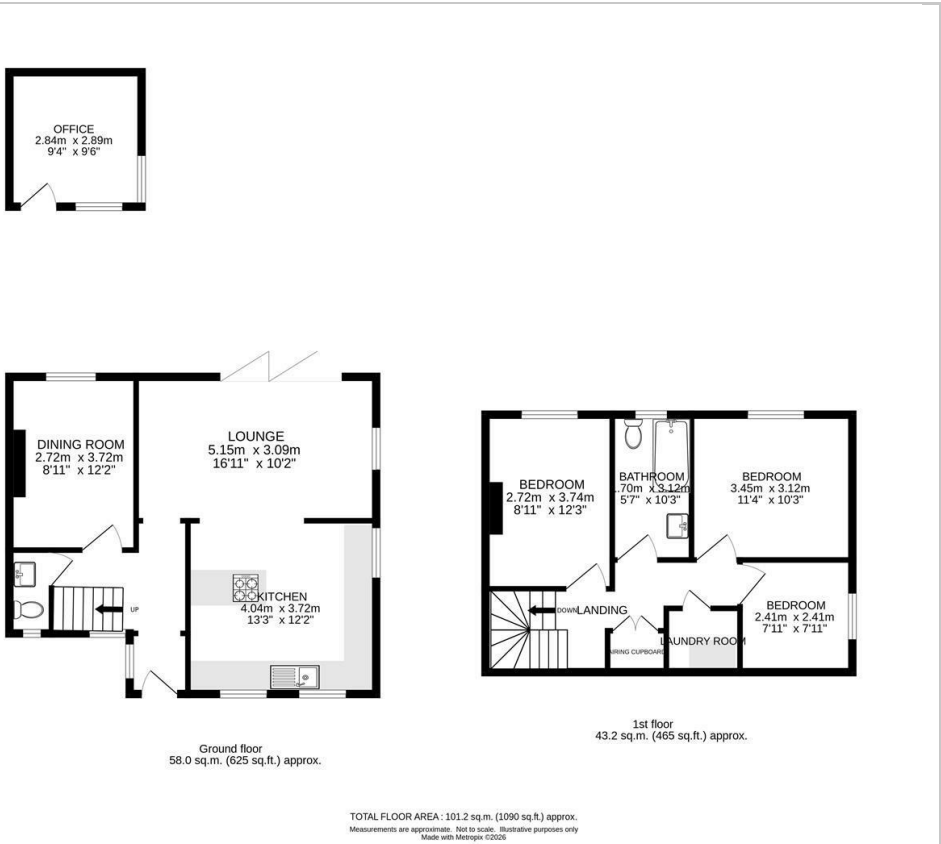
Bathroom
Comprising panel panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

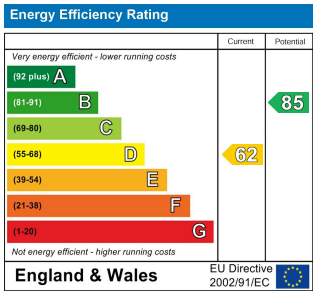
Rear and side gardens (South Westerly aspect)
Large paved patio area and footpath leading to rear, mainly laid to lawn with wraparound garden and pretty farmland views, outside tap, garden shed, detached office with power and lighting.

Front
Large gravel driveway providing off street parking for several vehicles with lawn area at side and double gates at front, wall mounted EV charger.

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

Loft is insulated and partly boarded with loft ladder.

Worcester boiler is three years old.

The property was rewired in 2019.

Vendor is vacating with no onward chain.

These ‘Homes for Heroes’ were built by Surrey council in 1919 for soldiers returning home after the first world war. The house next door is owned by Surrey County Council and when the owner passes away this property at Telegraph will get the option of next door house (first dibs) should they wish to buy also.

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.

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.

58 Banstead Road, Surrey, SM5 3NL
Email: email@watsonhomesproperty.com Tel: 020 4537 3222
www.watsonhomesproperty.com

WH WATSON HOMES
Estate Agents