



105 Harrow Road, Carshalton, SM5 3QF

Guide price £675,000



**WH WATSON HOMES**  
Estate Agents

# 105 Harrow Road, Carshalton, SM5 3QF

Located on the desirable Harrow Road in Carshalton Beeches, this stunning semi-detached house is an ideal family home, offering both space and modern comforts. Immaculately presented and beautifully maintained, this extended property boasts three generous double bedrooms, ensuring ample room for family living or guests.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The modern kitchen is a highlight of the home, designed with functionality in mind, and is complemented by a convenient utility room with side access. The property also features a well-appointed downstairs shower room, alongside a contemporary family bathroom, catering to the needs of a busy household.

Outside, there is parking available for one vehicle, adding to the convenience of this lovely home. The location is particularly appealing, being in close proximity to highly regarded schools, local shops, and excellent bus and train links, making commuting and daily errands a breeze.

This property is vendor suited, presenting a wonderful opportunity for prospective buyers seeking a move-in ready home in a sought-after area. With its blend of modern amenities and family-friendly features, this house is sure to attract interest. Do not miss the chance to make this delightful property your new home.

## Accommodation

### Entrance Hall

Radiator, fitted carpet, under stairs cupboard

### Living Room 15'06 x 11'08

Electric fireplace, radiator, fitted carpet, UPVC double glazed bay window to front aspect .

### Dining Room 13'05×11'03

Radiator, fitted carpet, UPVC double glazed leaded light windows and patio door leading out to garden .

### Kitchen 10'05×8'10

Range of modern white fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven/grill, electric hob and chrome extractor hood above, space for fridge freezer, washing machine and tumble dryer, tiled splashback, cupboard housing 'Worcester' boiler, UPVC double glazed window to rear aspect, UPVC double glazed obscure window to side aspect, part glazed door providing side access, laminate flooring.

### Shower Room 7'11× 4'03

Shower cubicle with sliding door, thermostatic shower, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel, part tiled walls, tiled flooring, double glazed obscure window to front aspect.

Stairs to 1st floor landing, airing cupboard, loft access.

### Bedroom One 15'05×10'06

Radiator, fitted carpet, UPVC double glazed bay window to front aspect.

### Bedroom Two 13'04×10'06

Radiator, fitted carpet, UPVC double glazed window to rear aspect.

### Bedroom Three 10'01 x 8'11

Radiator, fitted carpet, UPVC double glazed window to rear aspect.

### Bathroom 8'06× 6'11

Modern three-piece suite comprising of panel enclosed bath with shower screen, thermostatic shower with wall mounted controls, vanity wash hand basin with chrome mixer tap and storage below, mirrored storage cabinet, WC, heated chrome towel rail, part tiled walls, tiled flooring, extractor fan, UPVC double glazed obscure window to front aspect.

### Utility Room

Side through access, range of fitted cupboard and wall units, stainless steel sink with chrome mixer tap, space and plumbing for washing machine/tumble dryer or extra fridge freezer, skylight, laminate flooring.

Driveway providing off street parking for two vehicles.

### Rear Garden (approximately 80ft in length)

Patio area, outside tap and power socket, large lawn section, borders with shrubs and flowers, greenhouse, brick built barbecue.

## 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





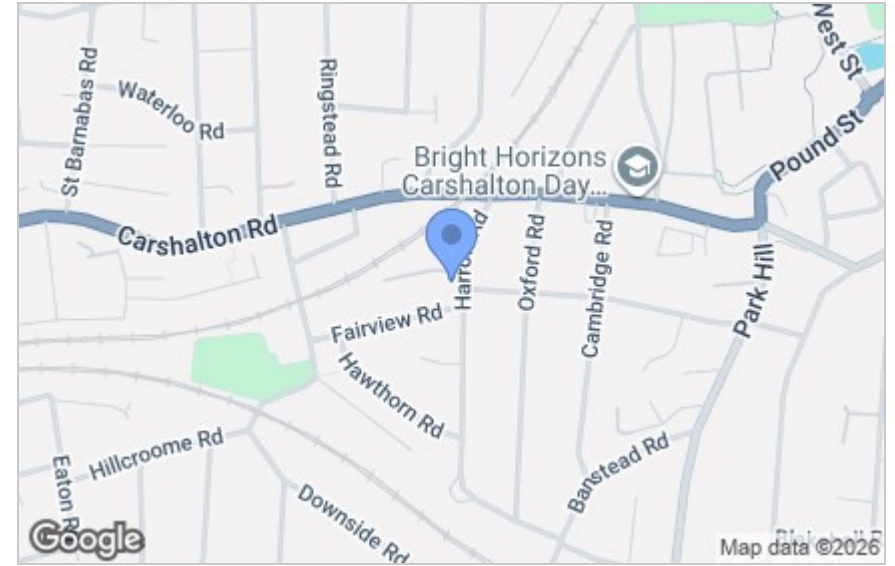




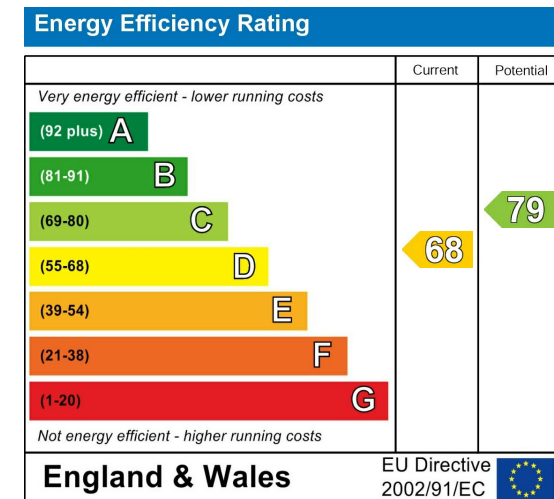
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.