



28 Anglesey Court Road, Carshalton, SM5 3HZ

Guide price £685,000



WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN Watson Homes are delighted to offer this immaculately presented three bedroom semi detached family home. The property benefits from a renovation including a kitchen equipped with modern appliances, two good size reception rooms, a utility room, a downstairs WC, a luxury four piece bathroom suite, plantation shutters throughout, a beautiful rear garden with a wisteria covered pergola and ample off street parking for two cars. There is also additional storage space in the loft which could be converted into an additional bedroom (STPP).

This stunning property is located in a sought after residential road close to a wealth of shops, public transport links, parks and highly regarded schools. * Internal viewings are strongly recommended *

Accommodation

UPVC double glazed doors leading to a tiled entrance porch with an original stained glass window. The part glazed wooden front door leads to a welcoming spacious hallway.

Spacious entrance hall

Obscure glazed window to front aspect, double panel radiator, large under stairs storage cupboard, wall mounted "hive" heating control.

Lounge

UPVC double glazed bay window to front aspect and feature stained glass window at side, fitted plantation shutters, double panel radiator.

Dining room

UPVC double glazed windows and doors to rear aspect, two modern vertical radiators, sufficient space for 8 seater dining table.

Kitchen

Range fitted gloss wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap, inlaid "Bosch" five ring gas hob with extractor fan above, pull out storage drawers, pull out larder, integrated dishwasher, integrated "Bosch" oven/grill/microwave, space for American style fridge freezer, UPVC double glazed window to rear aspect and stable door to side.

Utility room

Quarry tiled flooring, range of fitted wall units with wooden worktop below, space plumbing for washing machine and tumble dryer, access to garage and garden.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome taps, extractor fan.

Stairs to 1st floor landing

Feature stained glass window to side aspect, loft access with pulldown ladder.

Bedroom one

Large king-size double bedroom, double glazed bay window to front aspect, fitted plantation shutters, wall mounted air-conditioning unit, fitted wardrobes with pull-out drawers.

Bedroom two

Large king-size double bedroom, double glazed window to rear aspect, fitted plantation shutters, fitted

wardrobes with internal drawers, wall mounted air-conditioning unit.

Bedroom three

UPVC double glazed oriel bay window to front aspect, double panel radiator, coved ceiling.

Bathroom

Luxury modern four piece tiled suite, consisting of cubicle "Lusso Stone" thermostatic rainfall shower and hand attachment, freestanding bath tub with mixer tap, wash hand basin with mixer tap and storage cupboard below, low-level push button flush WC, wall mirror cabinet with display under lighting, heated towel radiator, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden (Easterly aspect) approximately 85ft

Large paved patio area and sheltered seating section with pergola and wisteria covering, lawn with mature shrubs and flower beds bordering, garden shed, fence enclosed.

Garage

Houses Combination boiler

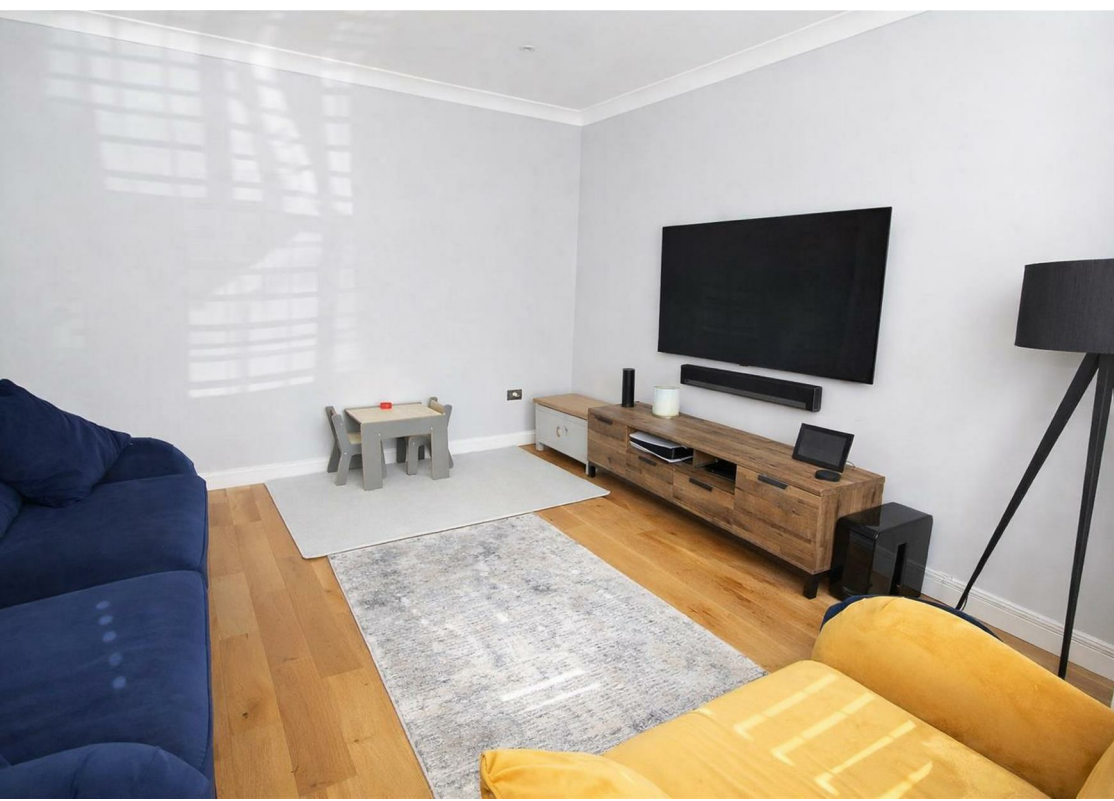
Electric roller shutter

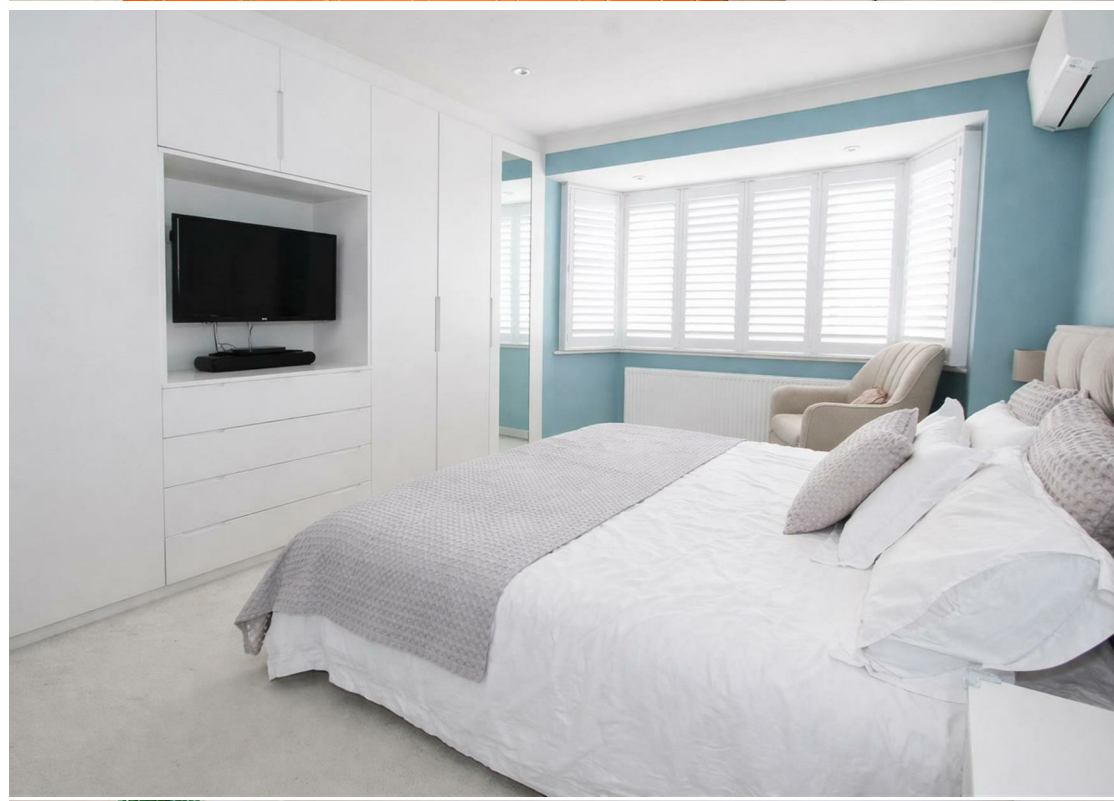
Front

Block paved driveway providing off street parking.

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

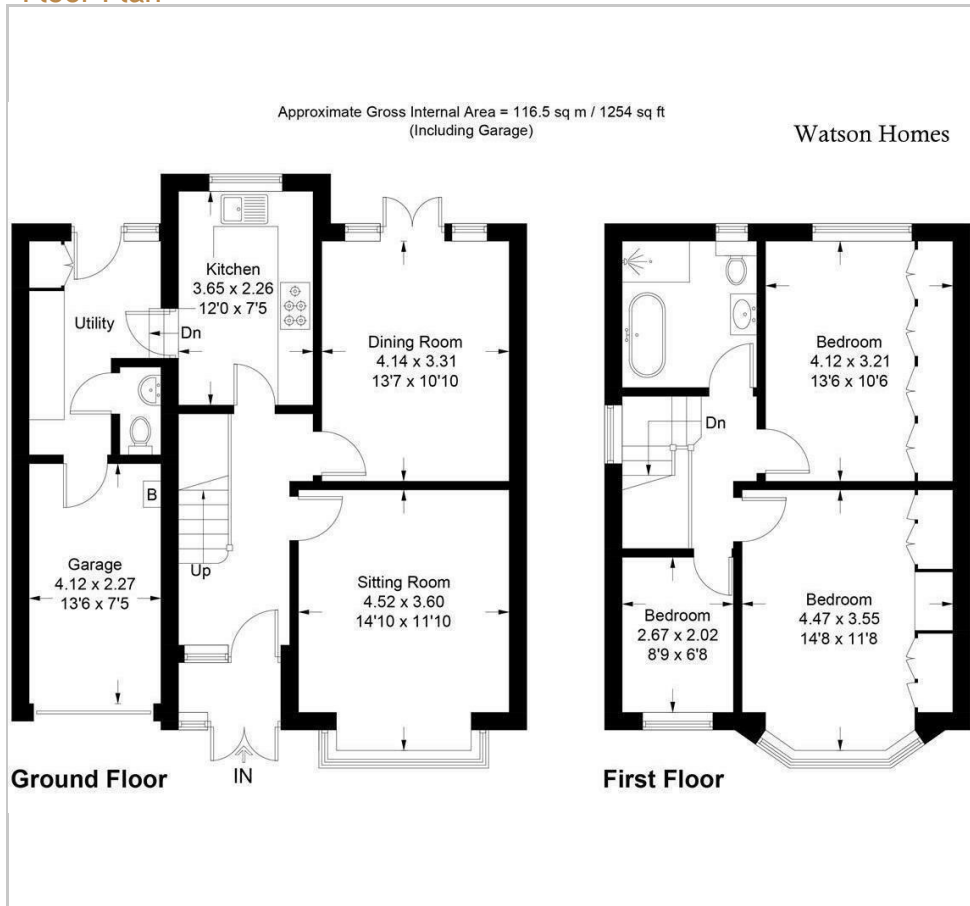






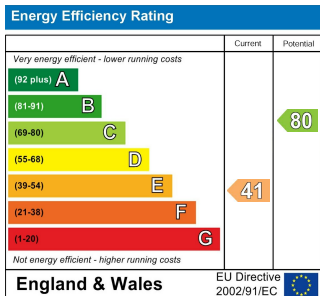


Floor Plan



Additional Information

The gas combi boiler is approx. 7 yrs old. Serviced annually.
Loft is insulated, partially boarded with a pull down ladder.
Since 2018 vendors have renewed the plumbing and wiring, replastered the house and removed chimney breasts.
Since 2018 the kitchen and bathroom have been replaced and fitted wardrobes added.
The boundary is on the left hand side of the property.
There are no parking restrictions in this road.



Viewing

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

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