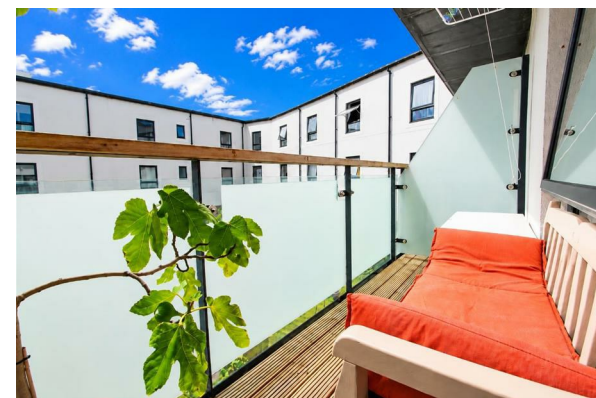




57 Sweetbriar Avenue, Carshalton, SM5 2FL



Guide price £317,500

WH WATSON HOMES
Estate Agents

57 Sweetbriar Avenue

Carshalton, SM5 2FL

**** NO ONWARD CHAIN **** Watson Homes are delighted to present this larger than average two bedroom luxury apartment, located in a popular modern development in Carshalton. This beautiful home boasts a beautifully designed open plan living, kitchen and dining area, ideal for entertaining family and friends, and a private balcony which offers the perfect place for relaxing.

The property is finished to a high specification throughout, with a well equipped kitchen, a contemporary bathroom suite, two excellent sized double bedrooms and ample storage. Furthermore, the apartment is lift serviced, and benefits from residents parking and a videophone security entry system for peace of mind.

Sweetbriar Avenue offers excellent access to local shops and amenities. There are great transport links with Hackbridge mainline train station within walking distance with it's fast links into Central London, and various bus links nearby connecting Sutton, Wallington, Morden and beyond. For those looking for local green space to enjoy, the beautiful Wandle Trail is close by. Don't miss the opportunity to make this elegant flat your new home. Contact us today to arrange a viewing and experience the luxury and comfort this property has to offer.

Accommodation

Security video phone entry system, door into communal hallway. Stairs and lift to 1st floor and property entrance

Hallway

Video phone security entry system, laminate flooring, radiator, fitted cupboard housing boiler/heating system, large built in utility cupboard with space and plumbing for washing machine and fitted shelving for storage.

Open plan Living Dining Room And Kitchen

Living Dining Area

Radiator, fitted carpet, double glazed full length window and door leading out to private balcony.

Kitchen

Range of modern white fitted kitchen units and drawers, laminate worktop, inset one and a half





bowl stainless steel sink with chrome mixer tap, integrated oven, electric hob and chrome extractor hood, space for fridge freezer and slimline dishwasher, tiled splashback, vinyl flooring.

Bedroom One

Radiator, fitted carpet, double glazed window to rear aspect



Bedroom Two

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

Bathroom

Three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, showerhead attachment and rain showerhead, wash hand basin with chrome mixer tap, WC, heated chrome towel rail, part tiled walls, shaver point, tile flooring.



Outside

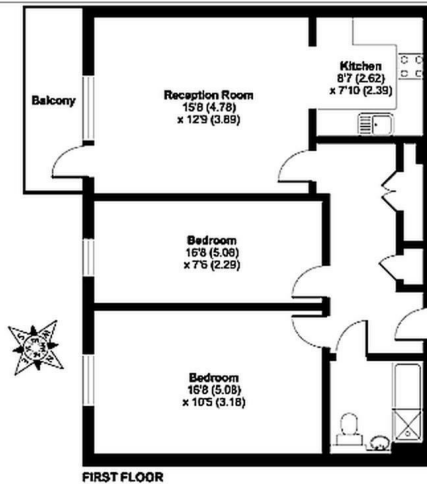
Residents unallocated parking

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



Sweetbriar Avenue, Carshalton, SM5
APPROX. GROSS INTERNAL FLOOR AREA 754 SQ FT 70.3 SQ METRES

Additional Information

- Owner lived here 10 years, has already found an end of chain property to buy.
- Flat was built in 2014, one previous owner.
- Very energy efficient B rated, with heat pump, electric boiler. Owner has commented that the cost is just 35p a day and approximately £200 a year for him to heat the house. Heating is a communal system for the development which is serviced and checked annually.
- Owner is happy to leave many of the furniture items and white goods in the kitchen if desired
- Fibre optic internet available
- This apartment is the larger style in the development so offers a generous 764 sqft of space
- Video phone security system, apartment is lift serviced
- Parking outside for residents, unallocated.
- Large utility cupboard in hall where owner has an additional freezer and washing machine as well as good storage space.
- Private balcony to the rear of the building
- Communal locked bike storage on ground floor for building occupants
- Communal playgrounds within the estate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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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