



"AMBILTON", 1 Ingleton Road, Carshalton Beeches, SM5 4JX

Offers in excess of £750,000



**WH WATSON HOMES**  
Estate Agents

## 1 Ingleton Road, Carshalton Beeches, SM5 4JX

### Overview

Watson Homes are delighted to offer this charming detached bungalow offering a perfect blend of comfort and convenience. Spanning an impressive 1,390 square feet, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

The spacious kitchen is well-equipped and flows seamlessly, as well as the added benefit of delightful conservatory, which bathes the area in natural light and offers a lovely view of the pretty rear garden. This outdoor space is perfect for enjoying warm summer days or hosting gatherings with friends and family.

The bungalow also features a well-appointed bathroom and a detached garage, providing additional storage or potential for a workshop. With parking available for up to three vehicles, convenience is at the forefront of this property.

One of the standout features of this home is that it comes with no onward chain, allowing for a smooth and straightforward purchase process. This property is not just a house; it is a place where memories can be made, and a true sense of community can be found in the sought-after location of Carshalton Beeches. Whether you are looking to downsize or seeking a family home, this bungalow is a must-see.

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## Accommodation

Sheltered entrance  
Quarry tiled step

Obscure double glazed composite front door to..

Spacious entrance hall  
Oak flooring, single panel radiator, wall mounted alarm panel and heating control, large storage cupboards, coved ceiling, loft access with pull down ladder.

Lounge/diner  
UPVC double glazed windows to side aspect, double panel radiator, fireplace with marble surround, wall lights, coved ceiling.

Conservatory  
UPVC double glazed windows to side and rear aspects and double doors leading to rear garden, tiled flooring.

Kitchen  
Range of fitted wall units with matching cupboards and drawers below, solid worktops with inlaid ceramic sinks and brushed chrome mixer tap, integrated fridge and freezer, integrated oven/grill/microwave, integrated dishwasher, inlaid gas hob with extractor fan above, space and plumbing for washing machine, tiled effect flooring, tiled splash back, single panel radiator, UPVC double glazed window to rear aspect and door to side.

Bedroom one  
UPVC double glazed window to front aspect, double panel radiator, coved ceiling.

Bedroom two  
UPVC double glazed window to front aspect, double panel radiator, built-in wardrobes, coved ceiling.

Bedroom three  
UPVC double glazed window to side aspect, coved ceiling, double panel radiator.

Bathroom  
Consisting of large cubicle with thermostatic jet wash shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, heated towel rail, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden (Westerly aspect)  
Approximately 80ft

Large paved patio area with steps leading to rear lawn section with an abundance of flowers and plants bordering, greenhouse, further patio area, brick wall and fence enclosed, outside tap and power supply, gated side access (with double wooden doors).

Detached garage  
Double wooden doors at front and windows to rear and side aspects.

Front  
Paved driveway providing and off street parking with scattered stones and decorative planting at side.

## 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.

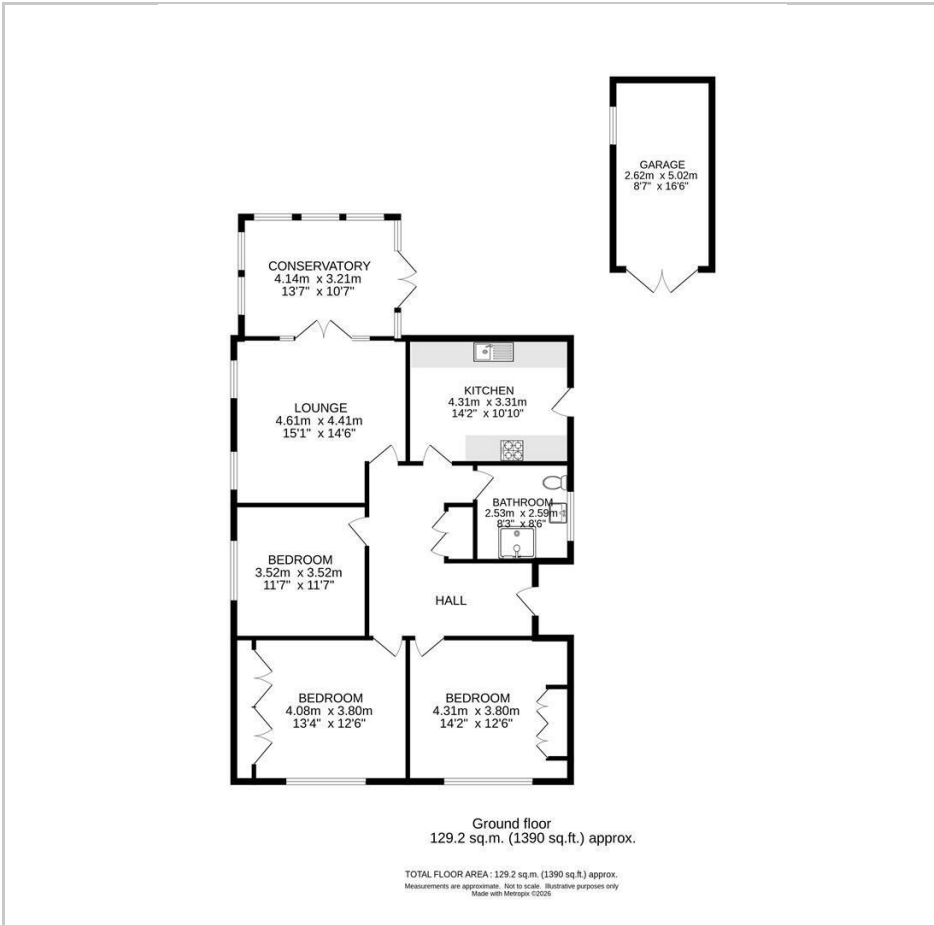








## Floor Plan



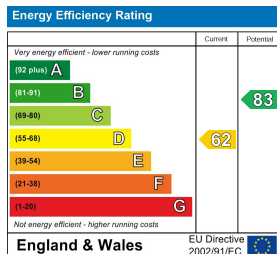
## Additional Information

Vacant property empty since August 2025.

Probate granted.

Loft has a pull down ladder, is fully boarded and insulated.

Combi boiler last serviced August 2025.



## 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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