



57 Pine Walk, Carshalton, SM5 4HA

Offers over £1,000,000

**WH** WATSON HOMES  
Estate Agents

## OVERVIEW

Positioned on the prestigious Pine Walk in Carshalton, this charming detached house presents a rare opportunity for those seeking a forever home. With two spacious reception rooms, three well-proportioned bedrooms, this property offers ample space for family living and entertaining.

The house is brimming with potential, inviting you to personalise and optimise it to your taste. Its generous front garden not only enhances the property's curb appeal but also provides ample parking for residents and guests alike. The expansive garden, extending over 200 feet, is a true highlight, offering a serene outdoor space that overlooks the picturesque rolling hills of the Oaks Golf Club. This idyllic setting creates a rural atmosphere, perfect for relaxation and outdoor activities.

Despite its tranquil surroundings, the property boasts excellent transport links, allowing you to reach central London in under 30 minutes. This combination of peaceful living and convenient access to the city makes it an ideal choice for commuters and families alike.

With extension potential, subject to planning permission, this home is a blank canvas waiting for your creative vision. Whether you are looking to invest in a family home or seeking a project to make your own, this property on Pine Walk is not to be missed. Embrace the opportunity to create your dream home in one of Carshalton's most sought-after locations.

## 57 Pine Walk, Carshalton, SM5 4HA

### Accommodation

Sheltered entrance

Quarry tiled step

Ornate wooden front door to..

Spacious entrance hall

Wood panelling, obscure leaded light windows to front aspect, double panel radiator, under stairs storage cupboard, wall mounted thermostat.

Dining room

UPVC double glazed bay window to front aspect and obscure windows at side, fireplace with tiled surround, double panelled radiator, coved ceiling.

Lounge

Double glazed sliding doors to rear aspect with far reaching views, obscure double glazed windows to side aspect, fireplace with tiled surround, coved ceiling.

Kitchen

Range of fitted wall units with cupboards below, roll top worksurface with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine, UPVC double glazed window to rear aspect and door to side, larder cupboard, double panel radiator.

Downstairs WC

Consisting of low-level flush WC, wash handbasin with chrome mixer tap, obscure double glazed window to rear aspect.

Stairs to 1st floor landing

Obscure UPVC double glazed window to rear aspect, large storage cupboard with window to rear, cupboard housing hot water tank, loft access.

Bedroom one

UPVC double glazed bay window to front aspect and obscure window to side, fireplace with tiled surround, single panel radiator.

Bedroom two

UPVC double glazed window to rear aspect with stunning views across Oaks Park golf club and obscure window to side, fireplace with tiled surround, single panel radiator.

Bedroom three

UPVC double glazed window to front aspect, single panel radiator.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, double panel radiator, part tile walls, obscure UPVC double glazed window to side aspect.

Separate WC

Consisting of low-level flush WC and obscure window to side.

Rear garden (South facing) approximately 350ft Backing directly on to Oaks Park golf course.

Paved patio area with steps leading to lawn section with mature shrubs bordering, garden shed and summer house, brick built storage housing boiler, fence enclosed, side access.

Garage at side

Double wooden doors at front.



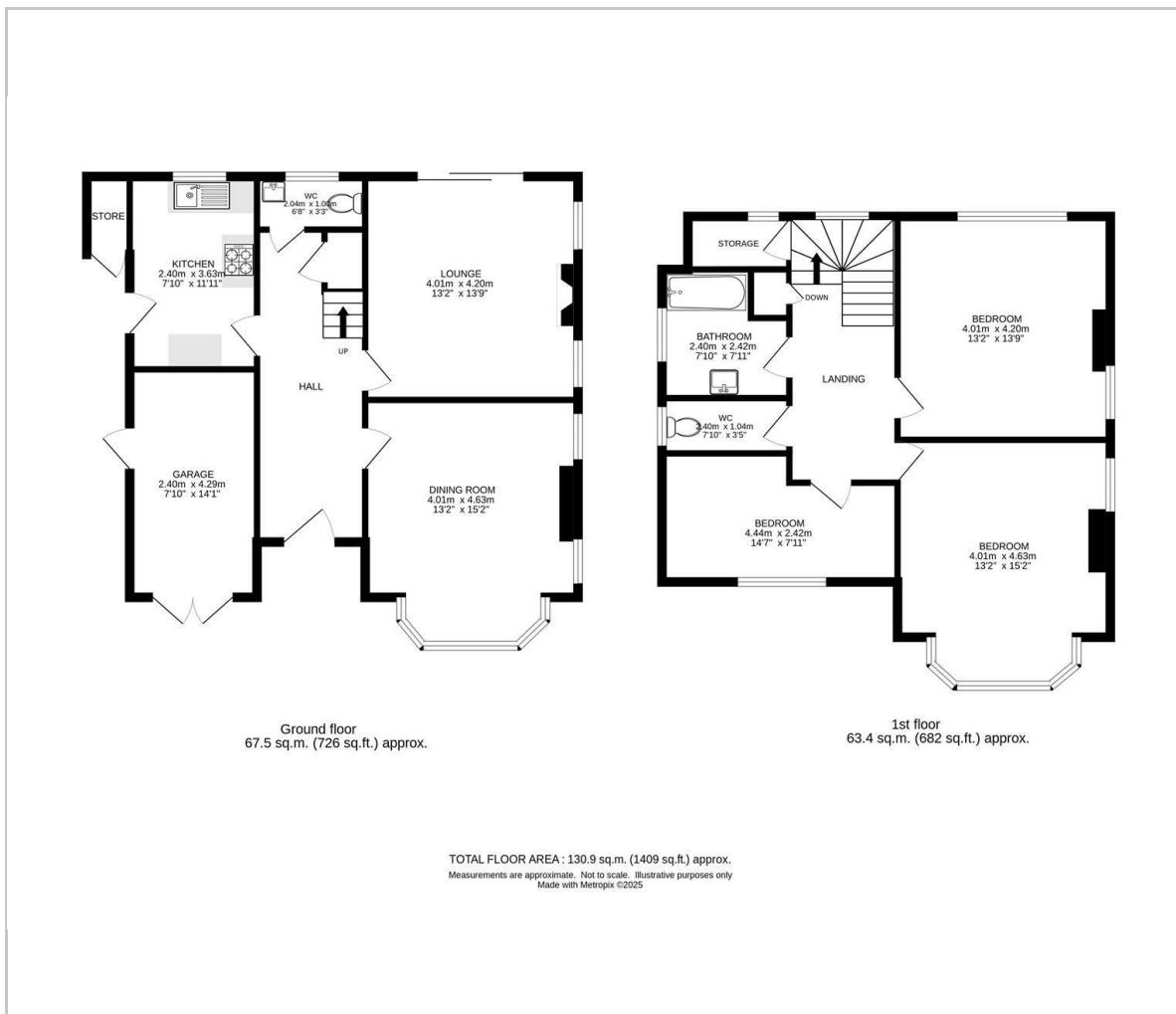








## Floor Plan

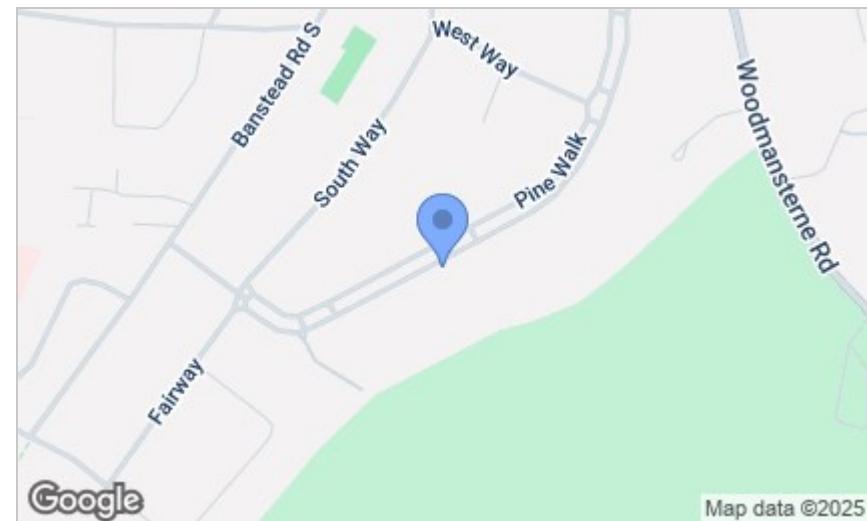


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

