



12 Burns Close, Carshalton Beeches, SM5 4PY

Offers in excess of £500,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this modern three bedroom semi detached family home. The property benefits from a conservatory, a downstairs WC, an en-suite shower room, a garage and NO ONWARD CHAIN.

Situated in the sought-after Sovereign Park development, the property is a short walk from Carshalton Beeches station, ensuring an easy commute to Central London. Local shops and restaurants are just around the corner, adding to the convenience.

This is the perfect family home in a prime location. Don't miss out—schedule your viewing today!

Accommodation

Sheltered entrance

Obscure part double glazed front door to..

Entrance hall

Wood flooring, double panel radiator, wall mounted thermostat, coved ceiling.

Lounge/diner, 15'7" X 14'9"

Wood flooring, UPVC double glazed window to rear aspect, fireplace with solid surround, two double panelled radiators, coved ceiling, large under stairs storage cupboard, archway to..

Conservatory, 13'5" X 10'3"

UPVC double glazed windows to side and rear aspects and doors to garden, wood flooring, two double panelled radiators.

Kitchen/breakfast room, 14'10" X 8'11"

Range fitted wooden wall units with matching cupboards and drawers below, granite effect roll top works surfaces with inlaid stainless steel sink and chrome mixer tap with water softener, inlaid gas hob with pull-out extractor fan above, space and plumbing for washing machine, integrated fridge/freezer, integrated oven/grill, cupboard housing boiler, UPVC double glazed window to front aspect, single panel radiator, tiled splash back.

Downstairs WC

Consisting of low-level flush WC, pedestal wash hand basin with chrome taps, wood flooring, single panel radiator, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, coved ceiling, loft access, large under stairs storage cupboard.

Bedroom one, 14'10" X 9'2"

UPVC double glazed window to front aspect, single panel radiator, coved ceiling, built-in wardrobe.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, wash handbasin with chrome taps, low-level flush WC, shaver point, heated chrome towel rail, extractor fan.

Bedroom two, 10'4" X 8'4"

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three, 7'4" X 7'1"

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bathroom

Comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level flush WC, wood effect flooring, single panel radiator, shaver point, obscure UPVC double glazed window to front aspect, extractor fan.

Rear garden

Paved patio and decking areas with lawn section with shrubs bordering, garden shed, fence enclosed, outside power supply, gated side access.

Garage en bloc

Up/over door at front.

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

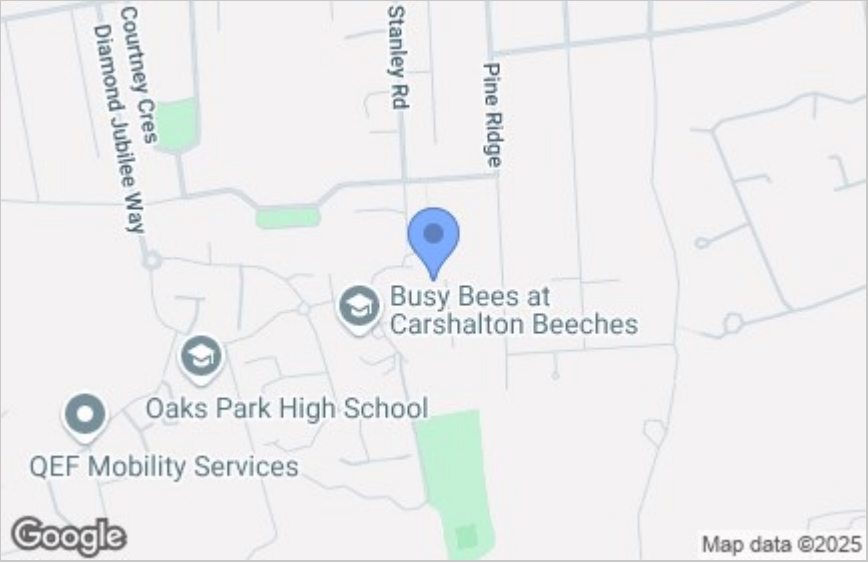


Viewing

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

