







1 Aultone Way, Carshalton, Surrey, SM5 2LQ

Offers in excess of £700,000

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WH WATSON HOMES
Estate Agents

1 Aultone Way, Carshalton, SM5 2LQ

Overview

SIMPLY STUNNING!!! Watson Homes are delighted to offer this beautiful extended home. Spanning an impressive 1,519 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious lounge that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the expansive 24ft kitchen/diner, which is perfect for family gatherings and culinary adventures. Additionally, the convenience of a downstairs WC and a utility area enhances the practicality of daily living.

For those who require a dedicated workspace, the study or potential sixth bedroom offers a quiet retreat for productivity. The first floor features a modern bathroom, complete with a separate shower and WC on the second floor, ensuring comfort and convenience for all family members.

Outside, the property is complemented by a delightful 100ft south-facing garden, providing a serene outdoor space for children to play or for hosting summer barbecues. With parking available for up to three vehicles, this home caters to the needs of modern living.

This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community. With its spacious layout and thoughtful features, it is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely home your own.

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Accommodation

Obscure double glazed composite front door to..

Entrance hall
Wood laminate flooring, under stairs storage cupboard, single panel radiator, large storage cupboard with utility space, fitted shelving with space for tumble dryer.

Lounge
UPVC double glazed window to front aspect, double panelled radiators, part glazed double wooden doors leading to..

Kitchen/diner
Ranger fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid butler sink and chrome mixer tap, integrated washing machine, integrated dishwasher, space for cooker with extractor fan above, space for American style fridge/freezer, island with breakfast bar, tiled splash back, wood laminate flooring, two double panel radiators, three Velux windows with electric blinds, UPVC double glazed window to rear aspect and patio doors leading to garden.

Study / Bedroom six
UPVC double glazed window to front aspect, modern radiator, cupboard housing boiler.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood laminate flooring, extractor fan, heated chrome towel rail.

Stairs to 1st floor landing
UPVC double glazed window to front aspect.

Main bedroom
UPVC double glazed window to rear aspect, double panel radiator, picture rail, fitted storage cupboards.

Bedroom two
UPVC double glazed window to front aspect, double panel radiator, under stairs storage cupboard.

Bedroom three
UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring, picture rail, fitted wardrobes.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, part tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect, wall mounted heater.

Stairs to 2nd floor
Velux window to front aspect.

Bedroom four
UPVC double glazed window to rear aspect and Velux window at front, single panel radiator.

Bedroom five
UPVC double glazed window to rear aspect and Velux window at front, single panel radiator.

Shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, extractor fan.

Separate WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, heated chrome towel rail, extractor fan, tiled flooring, Velux window to front aspect.

Rear garden (South facing)
Approximately 100ft
Large paved patio area and sheltered seating section with footpath leading to rear, mainly laid to lawn with mature shrubs and plants bordering, fence enclosed, outside power and water supply, gated side access, garden.

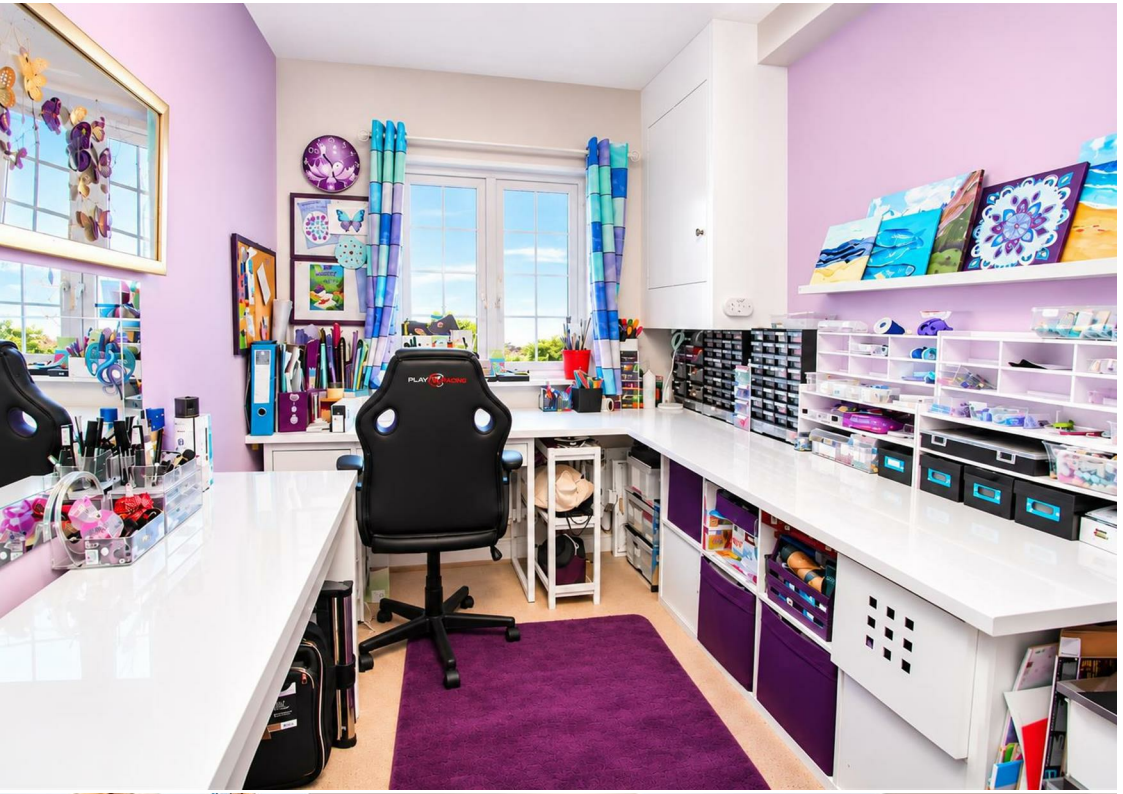
Garage at side
Double doors at front with power and lighting.

Front
Block paved driveway providing ample 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.
















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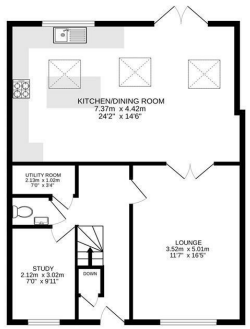




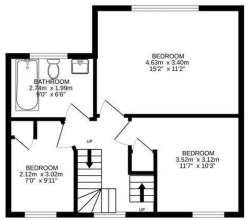

AULTONE WAY



Floor Plan



Ground floor
68.9 sq.m. (742 sq.ft.) approx.



1st floor
43.9 sq.m. (472 sq.ft.) approx.



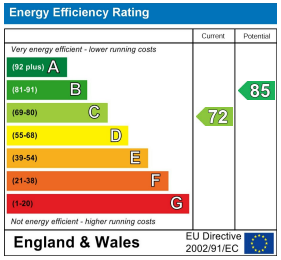
2nd floor
28.3 sq.m. (305 sq.ft.) approx.

TOTAL FLOOR AREA : 141.1 sq.m. (1519 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Additional Information

The boiler is a combi and located in the study/ bedroom 6
lived therefor 9 years and moving to Birmingham / relocating and needs to find
boundary left side form the road
power in the garage there is a lean to for storage
Off street to the front for 2 to 3 cars
owner access and eventually will give us a key safe



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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