



3 Barrow Hedges Close, Carshalton, Surrey, SM5 3LN

Offers over £775,000



WH WATSON HOMES
Estate Agents

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Overview

Nestled in the sought-after cul de sac of Barrow Hedges Close, Carshalton Beeches, this splendid four-bedroom semi-detached house presents an exceptional opportunity for modern family living. The property has been thoughtfully extended, enhancing both the ground floor and loft, resulting in a fabulous kitchen and utility area that are perfect for everyday life and entertaining.

The contemporary kitchen, complete with a large island unit, is designed for both cooking and socialising, while the bifold doors invite natural light and provide a picturesque view of the beautifully maintained garden. The through lounge is generously proportioned, offering a welcoming atmosphere for relaxation, and leads into an additional extended room that can serve multiple purposes, catering to the diverse needs of family life. A convenient cloakroom/WC is also located on this level for added practicality.

The first floor boasts two spacious double bedrooms and a smaller room, all serviced by a modern family bathroom. The standout feature of the property is the large master suite located in the loft, which includes a contemporary shower /steam room, providing a private retreat for the homeowners.

Additional benefits include a garage to the side, side access and off-street parking for at least two vehicles, ensuring ample space for family and guests. This home is ideally situated in the heart of Carshalton Beeches, surrounded by a delightful array of local amenities, including charming cafes, restaurants, and shops. Families will appreciate the proximity to several excellent schools, enhancing the appeal of this location. For commuters, Carshalton Beeches Mainline Station is just a short stroll away, offering easy access to London.

With its prime location and spacious living areas, this property is a wonderful opportunity for families seeking a comfortable and convenient home.

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Accommodation

Entrance Porch.
Tiled flooring, ceiling light, leaded light wooden front door to...

Entrance Hall
Under stairs cupboard housing gas and electric metres, wooden flooring, radiator cover, picture rail and ceiling coving, doors to kitchen, through lounge and cloakroom.

Through Lounge
UPVC double glazed bay window with bespoke plantation fitted Shutters, modern feature fireplace to chimney breast with log gas fire insert, wooden flooring, dado rail, ceiling coating, built-in storage cupboards to alcove with shelving above, bifold doors to...

Reception Room 2
Currently being used as a gym with with tiled flooring with underfloor heating, UPVC double glazed window with bespoke plantation fitted shutters, UPVC double glazed bifold doors and UPVC double glazed Velux windows.

Kitchen
Modern traditional style kitchen comprising quartz work surfaces with shaker style cupboards and drawers below, matching wall units with under lighting, matching walk-in larder cupboard and further matching tall storage cupboards, matching centre island with Neff induction hob, built-in oven and separate built-in oven/microwave, integrated dishwasher, space for American style fridge freezer with matching cupboards built all around, including display shelving, stainless steel 1.5 bowl under sink with modern chrome mixer tap with built-in filter tap (Harveys water filters), breakfast bar area, Metro style tiled splashback, double glazed bifold doors with integrated blinds, two UPVC double glazed Velux windows and further dome electric Velux window which is also rain sensitive, floor under cupboard fan heater, tiled flooring, door to...

Utility room
Worksurface with cupboards below, and built-in cupboards and shelving above, inset stainless steel sink, space and plumbing for washing machine, tiled splashback, tiled flooring, UPVC double glazed Velux window, door to...

Garage
Half size garage now suitable for bikes and storage, power and light, door to side access, loft access with storage going over utility area, built-in shelving.

Cloakroom
White suite comprising low-level WC with pushbutton flush, corner wash handbasin with chrome taps and tiled splashback, UPVC double glazed window to side aspect, tiled flooring, picture rail, radiator.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, picture rail.

Bedroom 2
Wall of built-in wardrobes, UPVC double glazed bay window to front aspect, dado rail, radiator.

Bedroom 3
UPVC double glazed window to rear respect, picture rail, radiator.

Bedroom 4
UPVC double glazed window to front aspect, laminate flooring, picture rail, radiator.

Bathroom
Modern white three-piece suite comprising double ended bath with chrome taps and separate chrome thermostatic wall mounted shower, large wash hand basin with chrome mixer tap and inset mirror above, low-level WC with push button flush, tiled walls and flooring, shaving point, large built-in airing cupboard with gas central heating combination boiler, chrome radiator/towel rail, extractor fan, ceiling downlights.

Stairs to 2nd floor landing
UPVC double glazed Velux window, door to...

Master bedroom/bedroom 1
Range of built-in wardrobes, drawers and dressing table/desk area, built-in cupboard (housing steam room equipment/controls), UPVC double glazed window to rear aspect and two large UPVC double glazed Velux windows to front aspect, laminate flooring, ceiling downlights, eaves storage, radiator cover, door to...

Ensuite Shower/Steam Room
Modern white three-piece suite comprising large shower/steam enclosure with chrome shower fittings and two wall mounted seats, large wash hand basin with modern chrome mixer tap and drawers below, low-level WC with pushbutton flush, tiled flooring and tiled walls, halogen downlights, UPVC double glazed window to rear aspect, charcoal radiator/towel rail.

Garden
Large patio area with side access, landscape with brick wall and brick ornamental steps up to lawn area with fenced off ornamental garden pond, garden shed, flower and shrub borders, fence enclosed.

Front garden
Large front garden with large planted flower bed area with mature trees and shrubs, off street parking for two cars and access to side garage storage.

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

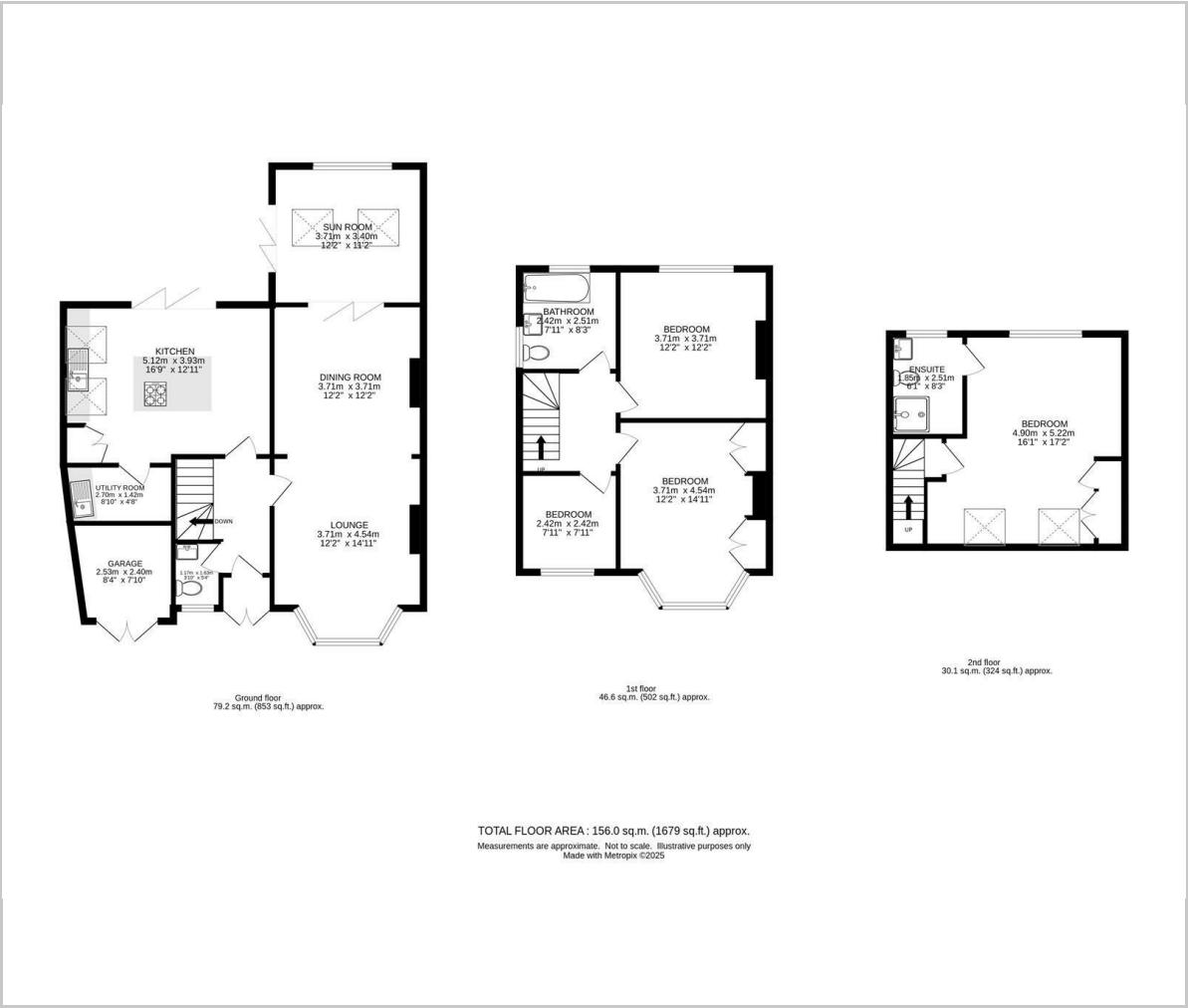








Floor Plan



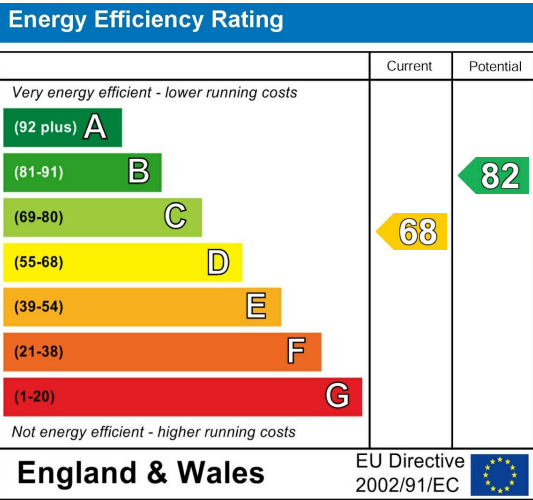
Viewing

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.

Area Map



Energy Efficiency Graph



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