



38 Central Way, Carshalton, SM5 3NF

Offers in excess of £700,000



WH WATSON HOMES
Estate Agents

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Overview

NO ONWARD CHAIN Located in the highly sought-after area of Carshalton Beeches, this charming semi-detached house on Central Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,303 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The open-plan kitchen and dining area create a warm and inviting space for family gatherings, while the downstairs shower room adds practicality to everyday living, as well as a separate study.

With three well-proportioned bedrooms, this home is perfect for families or those looking for extra space. The property also features a spacious bathroom along with a downstairs shower room, ensuring that morning routines run smoothly. The generous parking space for up to three vehicles is a rare find in this desirable location, making it easy for you and your guests to come and go.

One of the standout features of this property is that it comes with no onward chain, allowing for a swift and hassle-free move. The location is particularly appealing, as it is close to local shops, excellent transport links, and highly regarded schools, making it an ideal choice for families and commuters alike.

In summary, this semi-detached house on Central Way presents a wonderful opportunity to secure a home in a vibrant community. With its spacious layout, convenient amenities, and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.

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Accommodation

Covered entrance
Composite front door to..

Spacious entrance hall
Obscure UPVC double glazed window to front aspect, double panel radiator, tiled flooring, coved ceiling, under stairs storage cupboard, wall mounted digital “Bosch” thermostat.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling, wall lights.

Kitchen/diner
Modern range or fitted gloss wall units with matching cupboards and drawers below, composite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid “Bosch” induction hob with extractor fan above and double oven/grill with warming tray at side, integrated double fridge and freezers, integrated dishwasher, tiled flooring, fitted seating area and storage cupboards, double panel radiator, coved ceiling, double glazed bi folding doors to rear aspect.

Study
Obscure UPVC double window to side aspect, wood laminate flooring, single panel radiator.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, decorative tiled flooring, double panel radiator, obscured glazed window to rear aspect and door leading to garden.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, coved ceiling, loft access.

Bedroom one
UPVC double glazed bay window to front aspect, double panel radiator, fitted wardrobe with mirrored doors, coved ceiling.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes with mirrored doors, coved ceiling.

Bedroom three
UPVC double glazed window to front aspect, double panel radiator, picture rail, coved ceiling, fitted wardrobe and built in storage cupboard with shelving.

Bathroom
Spacious bathroom with tiled cubicle and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled walls, tiled flooring with underfloor heating.

Rear garden (Westerly aspect)
Approximately 90ft
Decking area with steps leading to further decking section, mainly laid to lawn, hedge borders, patio area at rear, wooden garden shed, fence enclosed, outside water and power supply, gated side access, access to lower storage area and cellar.

Garage at side
Smaller storage area (as converted into study)

Front
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

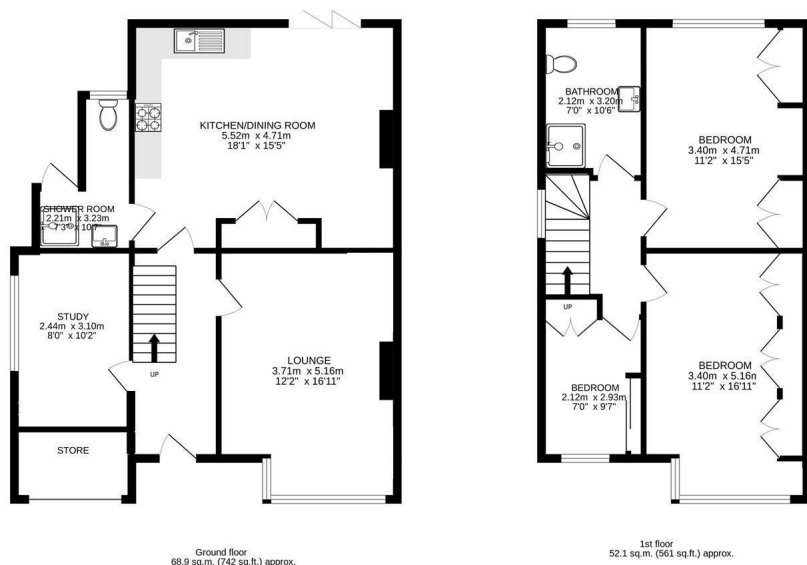








Floor Plan



TOTAL FLOOR AREA: 121.0 sq.m. (1303 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2020)

Additional Information

Bought the property in 2020, moved in 2022.

Selling as we have a second property and have moved into that one.

The loft floor partly boarded, tiled section not, yes drop down ladder.

The boiler was installed 2022, guarantee in place until 2029.

Worcester Bosch Greenstar 36CDi Compact combi boiler.

The house is Approx 90-100 years old.

3 spaces driveway, garage mainly converted to study/utility room, small residual storage space front of garage.

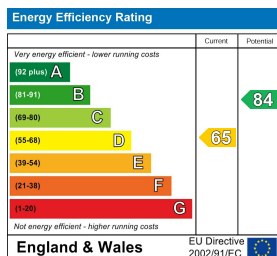
No shared access points.

Boundary as you're looking at the property from the front is the right.

No onward chain.

Replacement of weight bearing beam in kitchen / dining room. Other than that new carpets, upstairs bathroom and repainted approx 5 years ago.

Integrated kitchen appliances included in the sale - Dishwasher, oven, fridge / freezer x 2



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222

if you wish to arrange a viewing appointment for this

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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