62 Metcalfe Avenue, Carshalton, SM5 4AT

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Offers over £575,000

WH WATSON HOMES
Estate Agents

62 Metcalfe Avenue

Carshalton, SM5 4AT

NO ONWARD CHAIN - Immaculately presented, three bedroom, two bathroom modern house set in a quiet road on the ever popular Queen Mary development. The situation on this house has a semi rural feel but is also close to the local post office and shop. Other benefits include Solar Panels for reduced energy costs and a separate garage. with parking. An immediate viewing is strongly recommended. Vendors are motivated to sell.

Accommodation

Double glazed front door to…

Entrance hall
Modern radiator cover, wood affect flooring, door to living area and cloakroom.

Cloakroom/downstairs WC
Spacious room with low-level with push button flush, pedestal wash hand basin with modern chrome taps and Metro tiled splashback, radiator, UPVC double glazed window to front aspect, wall mounted fuse board, extractor fan.

Lounge/Dining room
UPVC double glazed windows and French doors to garden, three radiators, wood affect flooring, large under stair storage cupboard housing hot water tank and shelving for storage, open plan to…

Kitchen
Work surfaces with modern dark wood effect cupboards and drawers below with matching wall units, similar cupboard housing Vaillant Gas central heating boiler, built in stainless steel oven, gas hob, 1.5 bowl stainless steel sink with modern mixer tap, Metro tiled splashback, halogen downlights, UPVC double glazed window to front aspect, integrated dishwasher, integrated washer dryer, integrated fridge freezer.

Stairs to 1st floor landing
Spacious landing with access to loft, doors to 3 bedrooms and bathroom.

Bedroom one
UPVC double glazed window to front aspect, built-in large double wardrobe, radiator, door to…

Ensuite shower room
Modern white suite comprising tiled shower enclosure with chrome shower fittings and glass sliding door, pedestal wash hand basin with chrome mixer tap, low-level WC with concealed cistern and push button flush, built in shelving area, part tiled walls, UPVC double glazed window to front aspect, radiator, tile effect flooring.

Bedroom 2
UPVC double glazed window to rear aspect, radiator.

Bedroom three
UPVC double glazed window to rear aspect, radiator.

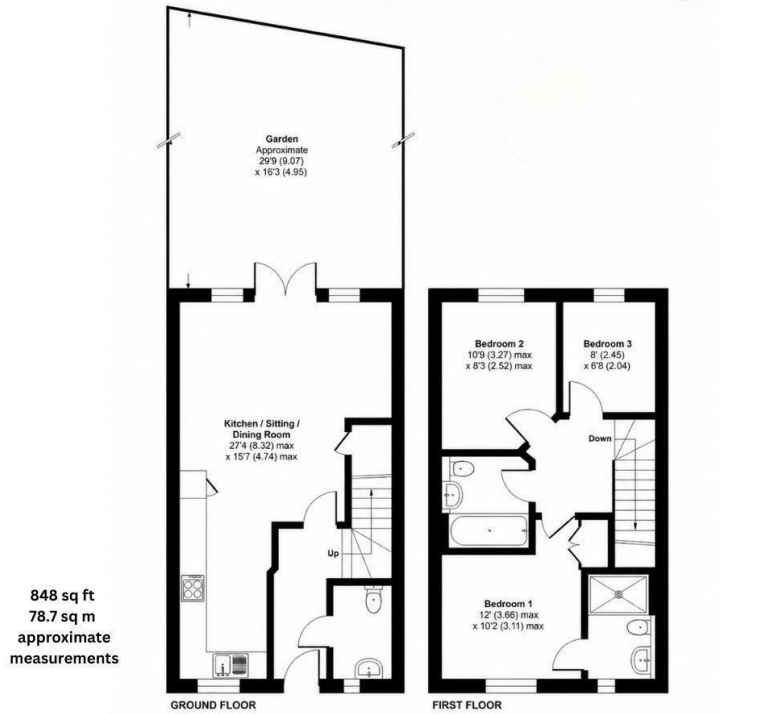
Bathroom
Modern white suite comprising double ended bath with modern chrome mix tap and shower attachment, built in wash hand basin with modern chrome mixer tap and medicine storage cupboard above, low-level WC with concealed cistern and push button flush, part tiled walls and tile affect flooring, radiator.

Garden
Landscape garden with patio area leading to lawn area, leading to ornamental railway style pathway and raised decking area lending itself to further seating in the sunshine. Secluded feeling garden, fence enclosed with rear pedestrian access. Several mature shrubs borders.

Garage
Separate garage with parking space in 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



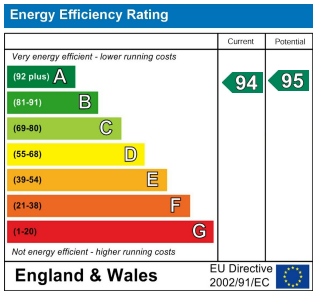
This plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this Floor Plan, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions.

Additional Information

Vacant property - No onward chain.

Vaillant Boiler in kitchen with water tank in understairs cupboard.

Garage and parking space.



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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