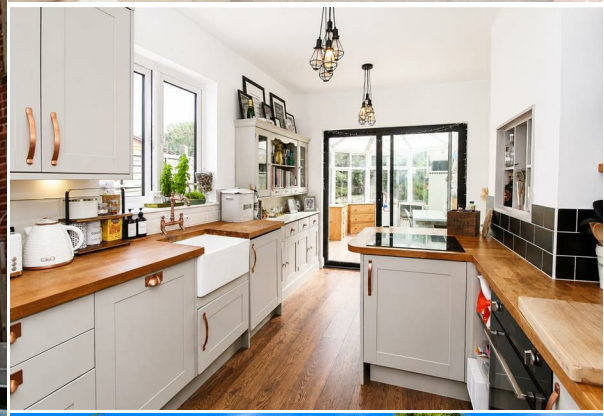








7 Cambridge Road,, Carshalton, Surrey, SM5 3QP

Offers over £585,000

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WH WATSON HOMES
Estate Agents

7 Cambridge Road,, Carshalton, SM5 3QP

Overview

Watson Homes are delighted to offer this charming semi-detached house offering a perfect blend of comfort and convenience. Spanning an impressive 1,184 square feet, the property features three well-proportioned bedrooms, making it an ideal family home. The two spacious reception rooms provide ample space for relaxation and entertaining, while the 16ft kitchen is both functional and inviting, perfect for culinary enthusiasts.

A delightful conservatory extends the kitchen space, allowing for an abundance of natural light and a seamless connection to the outdoors. The pretty rear garden, complete with a patio area, offers a tranquil retreat for outdoor gatherings or quiet moments in the sun.

For those with vehicles, the property boasts off-street parking, ensuring ease and accessibility. Located on a sought-after road, residents will benefit from being close to local shops and highly regarded schools, making this home not only a comfortable living space but also a practical choice for families.

This property presents a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely house your new home.

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Accommodation

Sheltered entrance
Decorative tiled step, obscure glazed leaded light wooden front door to..

Entrance hall
Vinyl tiled effect flooring, single panel radiator, ceiling cornice, wall mounted digital thermostat.

Lounge
UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, ceiling cornice, fitted shelving and cupboards, open fireplace with tiled surround.

Dining room
UPVC double glazed patio doors leading to rear aspect, double panel radiator, ceiling cornice and ceiling rose, under stairs storage cupboard.

Kitchen/breakfast room
Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic butler sink and mixer tap, breakfast bar area, inlaid induction hob, integrated oven/grill, integrated dishwasher, integrated fridge/freezer, modern radiator, integrated washer/dryer, tiled splash back, cupboard housing “Worcester” combination boiler, wood flooring, double glazed sliding doors leading to..

Conservatory
UPVC double glazed windows to side and rear aspects and door leading to garden, wood flooring.

Stairs to 1st floor landing
Built-in storage cupboard, loft access.

Bedroom one
UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobes.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator.

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

Bathroom
Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap with storage cupboard below, low-level push button flush WC, heated chrome towel, part tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden (Easterly aspect)
Approximately 90ft
Wrap around paved patio area and footpath to rear, mainly laid to lawn with mature shrubs and raised flower beds bordering, further decking area with storage sheds and Playhouse, fence enclosed, gated side access, outside tap.

Front
Block paved driveway providing 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


7
Bonjour






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VIOLET






these are the good old days
DON'T OVER THINK IT


THESE ARE THE GOOD OLD DAYS


HOW LUCKY ARE WE
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TOYS
TOYS


COOL GIRLS CLUB
WONDERFUL



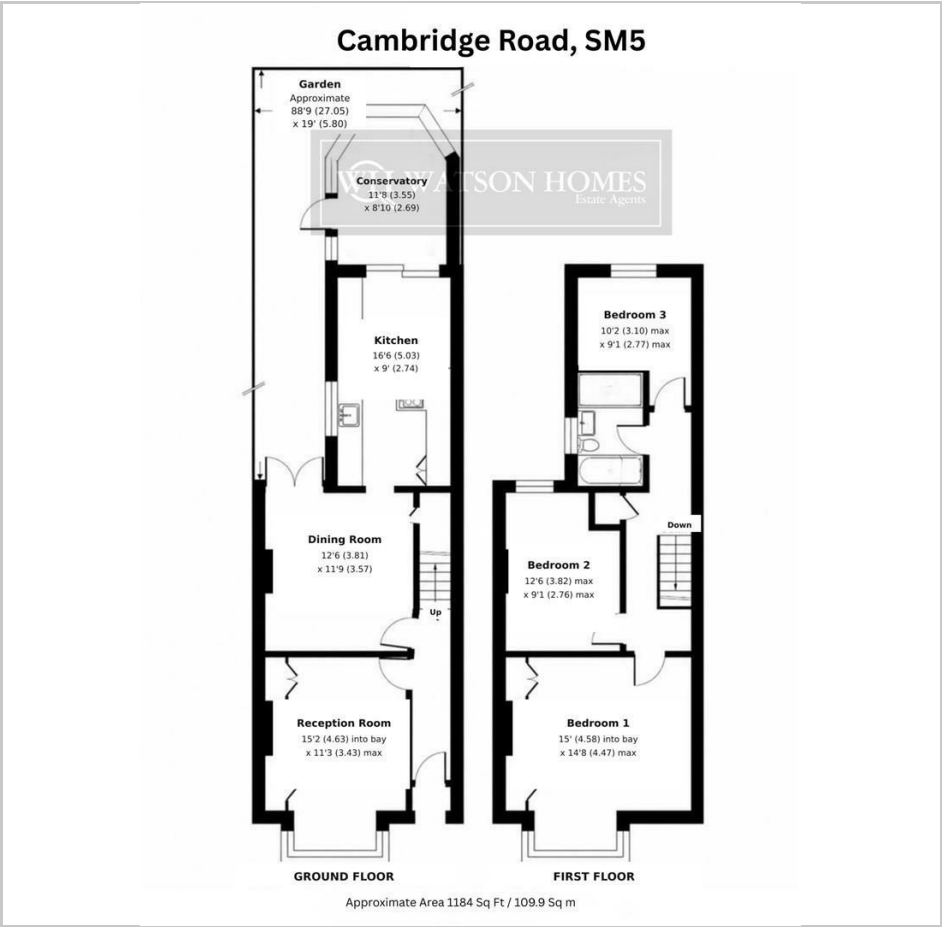


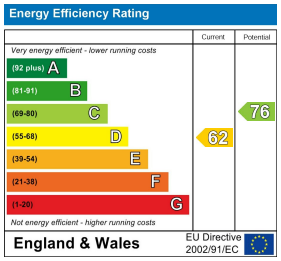






Floor Plan





Additional Information

Boiler is a combi, located in the kitchen

Loft boarded and Vendor advised it is also insulated - Loft has a pull down ladder.

Vendor advised as to you look from the back garden, the left hand side fence is the boundary for this property.

Integral kitchen appliances

Underfloor heating to bathroom

Two electrical points in the garden

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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