



34 Oaks Way, Carshalton, SM5 4NQ

Offers over £675,000



WH WATSON HOMES  
Estate Agents

# 34 Oaks Way, Carshalton, SM5 4NQ

Nestled away in popular road in Carshalton is this deceptively spacious 4/5 bedroom extended family home. The property benefits from a wealth of versatile accommodation including two bathrooms, a conservatory, an 18ft kitchen/diner and NO ONWARD CHAIN.

Ideally located close to local sought after Schools including Barrow Hedges Primary School, an array of shops and transport as well as being just a short walk from Carshalton Beeches train station.

## Accommodation

UPVC double glazed entrance porch

Obscure UPVC double glazed front door to..

Spacious entrance hall

Fitted storage cupboard, further under stairs storage, wall mounted "hive" heating control, coved ceiling, covered radiator.

Lounge

UPVC double glazed window to front aspect, single panel radiator, coved ceiling, built in storage cupboard with hanging rail.

Dining room

UPVC double glazed doors to rear aspect, double panel radiator, plate rack, coved ceiling, open fireplace.

Conservatory

UPVC double glazed windows to side and rear aspects with sliding doors leading to garden.

Bedroom four

UPVC double glazed window to front aspect, fitted wardrobes and storage cupboard, single panel radiator, plate rack.

Kitchen/breakfast room

Range of fitted wall units with matching cupboards and drawers below, granite effect roll top works surfaces with inlaid sink and chrome mixer tap, cupboard housing "Worcester" boiler, space and plumbing for washing machine, space for large gas range cooker, space for American style fridge/freezer, breakfast bar area, single panel radiator, marble effect splash back, UPVC double glazed window to rear aspect and door leading to garden.

Downstairs Bathroom

Modern suite consisting of tiled cubicle with thermostatic shower, enclosed bath with chrome mixer tap, wash hand basin with chrome mixer tap, low-level flush WC, heated chrome towel rail, tiled flooring, tiled walls.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, single panel radiator, plate rack, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, built-in wardrobes, single panel radiator, plate rack.

Bedroom three

UPVC double glazed window to front aspect, coved ceiling, single panel radiator.

Bathroom

Consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden

Approximately 80ft

Decking area with block paved patio at side and rear, pergola, two garden sheds, fence enclosed, gated side access, outside tap.

Front

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete









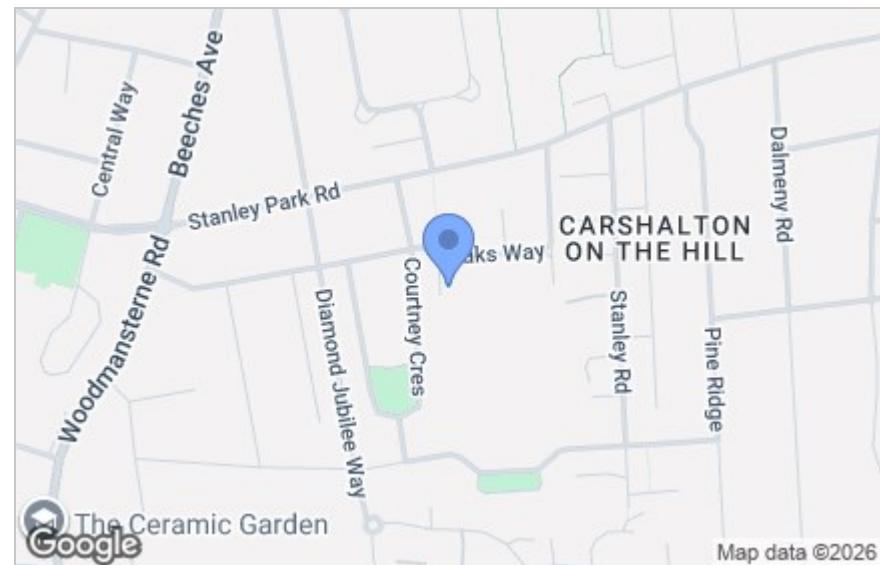
## Floor Plan



## Viewing

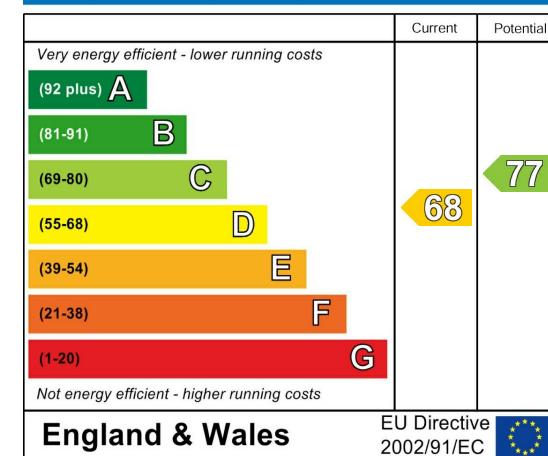
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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