



4 Salisbury Court, 12 Salisbury Road, Carshalton, SM5 3HD

£360,000



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WH WATSON HOMES  
Estate Agents

## Overview

Vacant & Private Rear Garden, Plus Balcony.

Nestled on the desirable Salisbury Road in Carshalton, this charming first-floor maisonette offers a perfect blend of comfort and style. Spanning an impressive 721 square feet, the property features two well-proportioned bedrooms and a modern bathroom, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

As you enter, you are greeted by a bright and airy reception room that invites natural light, creating a warm and welcoming atmosphere. The space is thoughtfully designed, providing ample room for relaxation and entertaining. The highlight of this charming home is undoubtedly the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the serene surroundings.

The property also boasts a stunning Westerly-facing private garden, perfect for gardening enthusiasts or those who simply wish to bask in the sun. This outdoor space offers a wonderful opportunity for al fresco dining or enjoying a quiet moment in nature.

Conveniently located, this maisonette is within walking distance of Carshalton High Street, where you will find a variety of shops, cafes, and amenities. Additionally, Carshalton Beeches and Carshalton stations are nearby, providing excellent transport links for commuters. There are many highly regarded primary and secondary schools in easy reach to the property too, St Philomena's, St Marys, All Saints to name a few.

This spacious maisonette is a rare find in a sought-after area, combining modern living with the charm of a friendly neighbourhood. Do not miss the chance to make this delightful property your new home.

# 12 Salisbury Road, Carshalton, SM5 3HD

## Accommodation

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Double glazed UPVC front door with decorative stained glass to

Entrance Lobby:

Cupboard with electric meter, radiator, stairs leading to:

First Floor Landing:

Large storage cupboard housing washing machine and freezer, access to loft space (power in the loft, boarded with drop down ladder), additional large storage cupboard, double glazed window.

Lounge:

Two wall light points, radiator, power points, serving hatch, double glazed windows, double glazed door leading to:

Private Balcony:

Kitchen:

Range of white gloss fitted base and eye level cupboards and drawers, laminate work surfaces, inlaid stainless steel sink unit, mixer tap, radiator, power points, double glazed window, dish washer, larder fridge, extractor hood, Combination electric cooker & hob.

Bedroom 1:

Double glazed windows, radiator, power points.

Bedroom 2:

Double glazed windows, radiator, power points, deep built in wardrobe cupboard.

Bathroom:

White bathroom suite comprising panel enclosed bath, mixer tap and shower, pedestal wash hand basin, low level WC, fully tiled walls, frosted double glazed window, radiator.

Outside

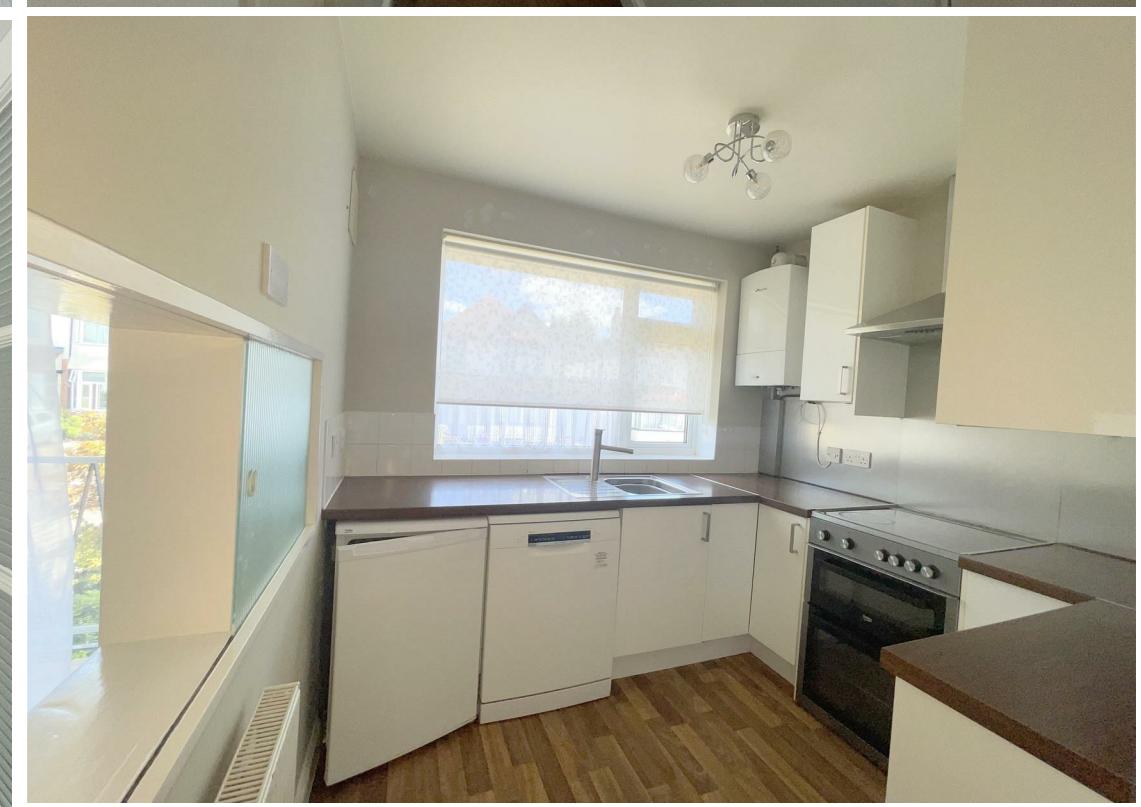
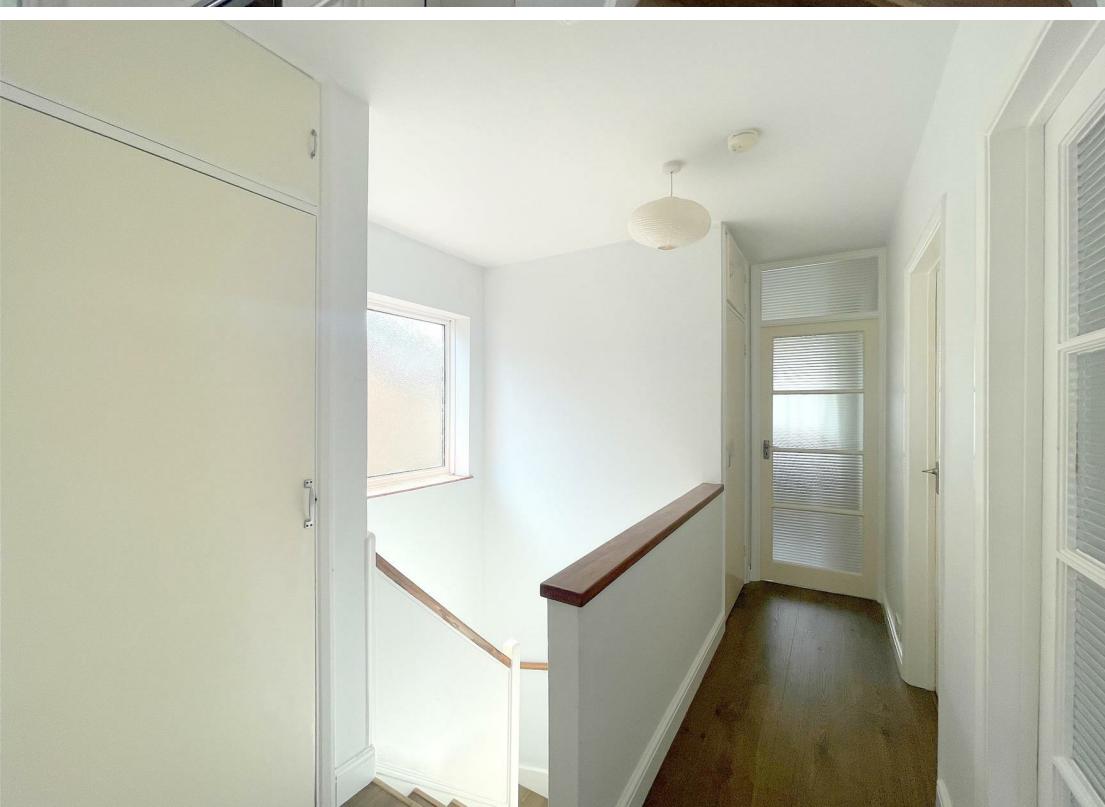
Own private Rear Garden:

Trees, shrubs and flowers, sheds,

## 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.

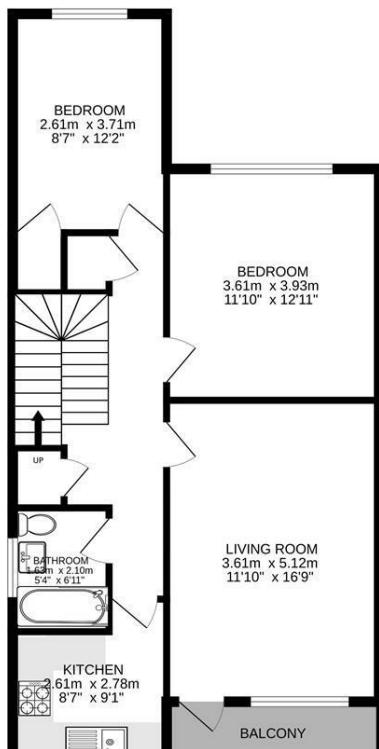






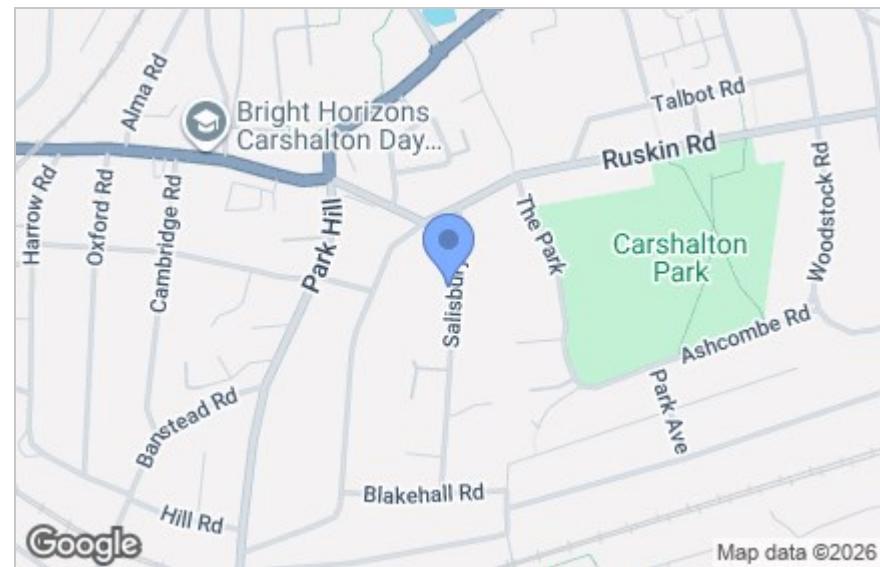


## Floor Plan



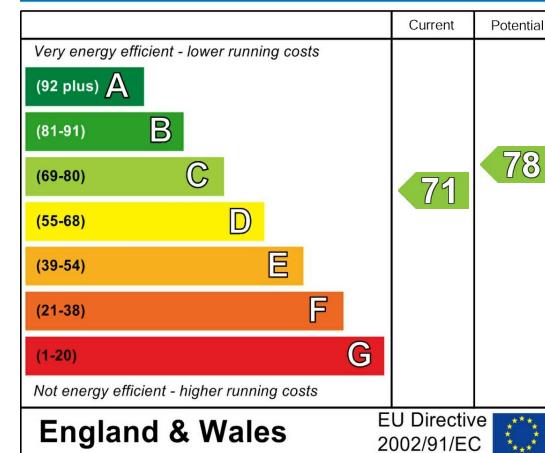
TOTAL FLOOR AREA: 67.0 sq.m. (721 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrix 6/2025

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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.

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.