



Beechwood Court West Street Lane, Carshalton, SM5 2PZ

£335,000



Cromwells  
ESTATE AGENTS





# Beechwood Court West Street Lane, Carshalton, SM5 2PZ

Cromwells Wallington are delighted to offer this "Mansion" apartment in one of Carshalton's most popular and sought after developments. The property offers spacious living space, as well as modern kitchen and bathroom, direct access to a seating area and permit parking.

Beechwood Court is at the very heart of the village with the High Street, All Saints Church, The Ecology Centre, The Grove (Park), The Ponds and Carshalton BR station all within a five minute walk (0.25 miles). The Westcroft Leisure Centre and The Cryer Theatre are within 0.5 miles - as are numerous excellent primary & secondary schools including All Saints, St Mary's, St Philomenas, Victor Seymour and the Harris Academy. Viewing of this exceptional apartment is very strongly recommended

## Accommodation

Security entry phone system and door to..

## Communal entrance

Obscure glazed wooden front door to..

## Spacious entrance hall

Feature parquet flooring, single panel radiator, picture rail, fitted storage cupboard, wall mounted digital thermostat.

## Lounge/diner

Bay window to front aspect, fitted plantation shutters, double panel radiator, solid wood flooring, open fireplace, picture rail.

## Kitchen/breakfast room

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for American style fridge/freezer, space for cooker with extractor fan above, space and plumbing for washing machine, breakfast bar area, slate tiled flooring, cupboard housing boiler, double panel radiator, tiled splash back, window and door leading to rear patio area, fitted plantation shutters.

## Bedroom one

Window to front aspect, fitted plantation shutters, built-in wardrobes, solid wood flooring, picture rail.

## Bedroom two

Window to rear aspect, fitted plantation shutters, fireplace with tiled surround, double panel radiator, solid wood flooring, picture rail.

## Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, slate tiled flooring, part tiled walls, single panel radiator, obscure window to rear aspect, fitted plantation shutters.

## Outside

Hardstanding seating area leading to well kept communal grounds, brick built storage unit, gated residents parking and visitors permit 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











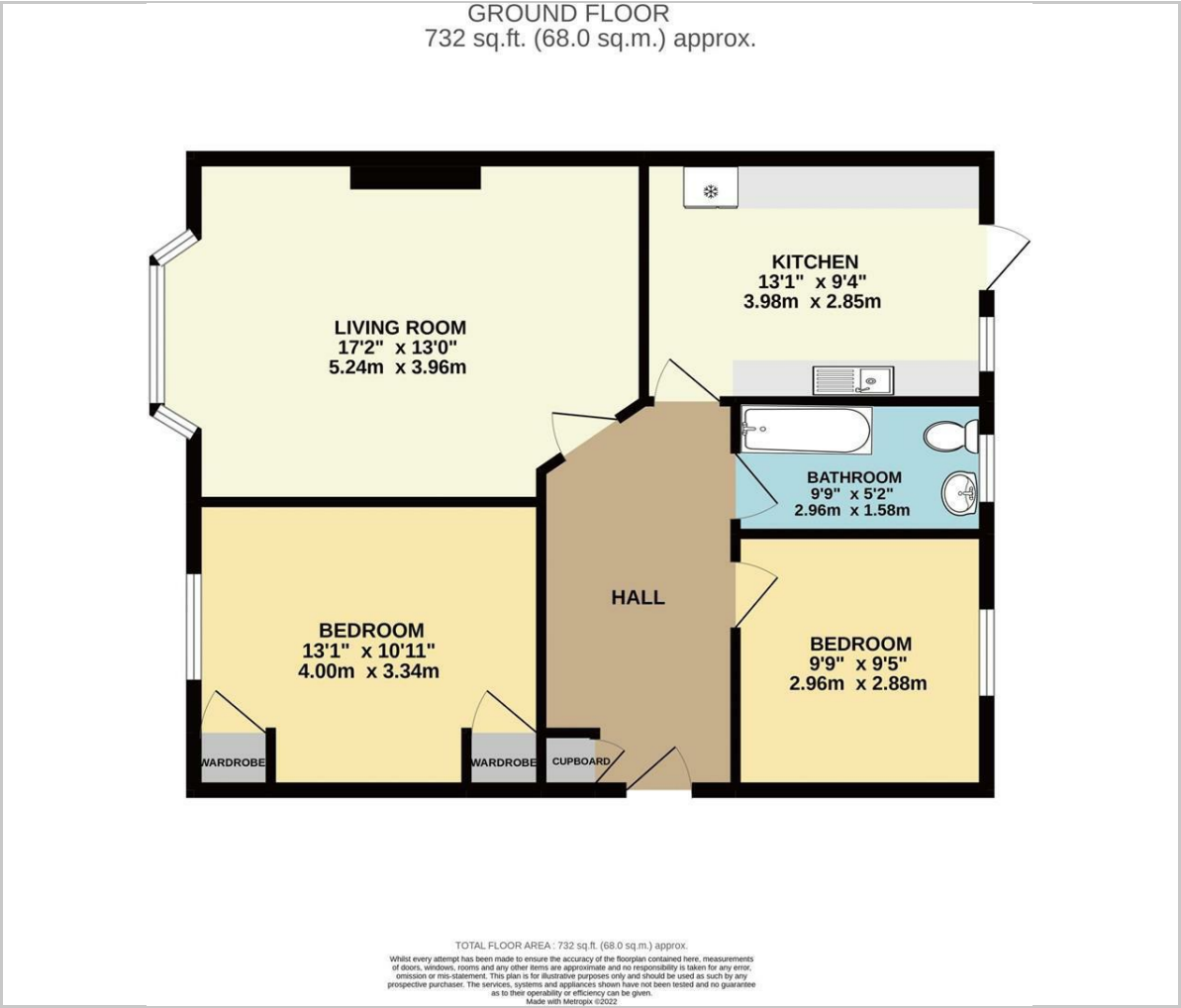








Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

