



63 Bakers Gardens
Carshalton, SM5 2SF
£2,250 Per month



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Available to let now, is this refurbished three bedroom end of terrace home presented in good order throughout, situated in a desirable no through road in a modern development in Carshalton. Features include a new porch, open plan living dining room, a new kitchen with ample storage, a modern downstairs wet room, central heating, double glazing, three well proportioned bedrooms and a new family bathroom. The property also has off street parking for two cars and a good sized rear and side garden with access.

Bakers Gardens is excellently located for good schools, local shops and transport links, with Carshalton mainline train station within easy walking distance providing fast links into Central London, and bus routes serving Tooting, Sutton, Purley & Morden. Council Tax Band D. EPC Rating C. 5-week deposit £2596.15.

Accommodation

New Entrance Porch, front door into

Entrance Hall
Radiator, built in storage cupboard, fitted carpet

Kitchen
Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven, gas hob and extractor fan above, wall mounted Vaillant boiler, fridge freezer and washing machine, tiled splashback, vinyl flooring, double glazed window to front aspect.

Wet Room
Enclosed WC, thermostatic shower, heated chrome towel rail, tiled walls and flooring, extractor fan, double glazed window to side aspect

Open plan Living and Dining Room
Built-in under stairs storage cupboard, radiators, fitted carpet, double glazed window to rear aspect, double glazed sliding patio doors leading out to garden.

Stairs to 1st floor landing
Airing cupboard housing water tank, loft access, fitted carpet, double glazed window to side aspect





Bedroom One
Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to front aspect

Bedroom Three
Radiator, fitted carpet, double glazed window to rear aspect

Bathroom
Panel enclosed bath with mixer tap and shower head attachment, pedestal wash handbasin with chrome mixer tap, WC, radiator, tiled walls, vinyl tiled flooring, shaver point, extractor fan, double glazed window to front aspect

Outside

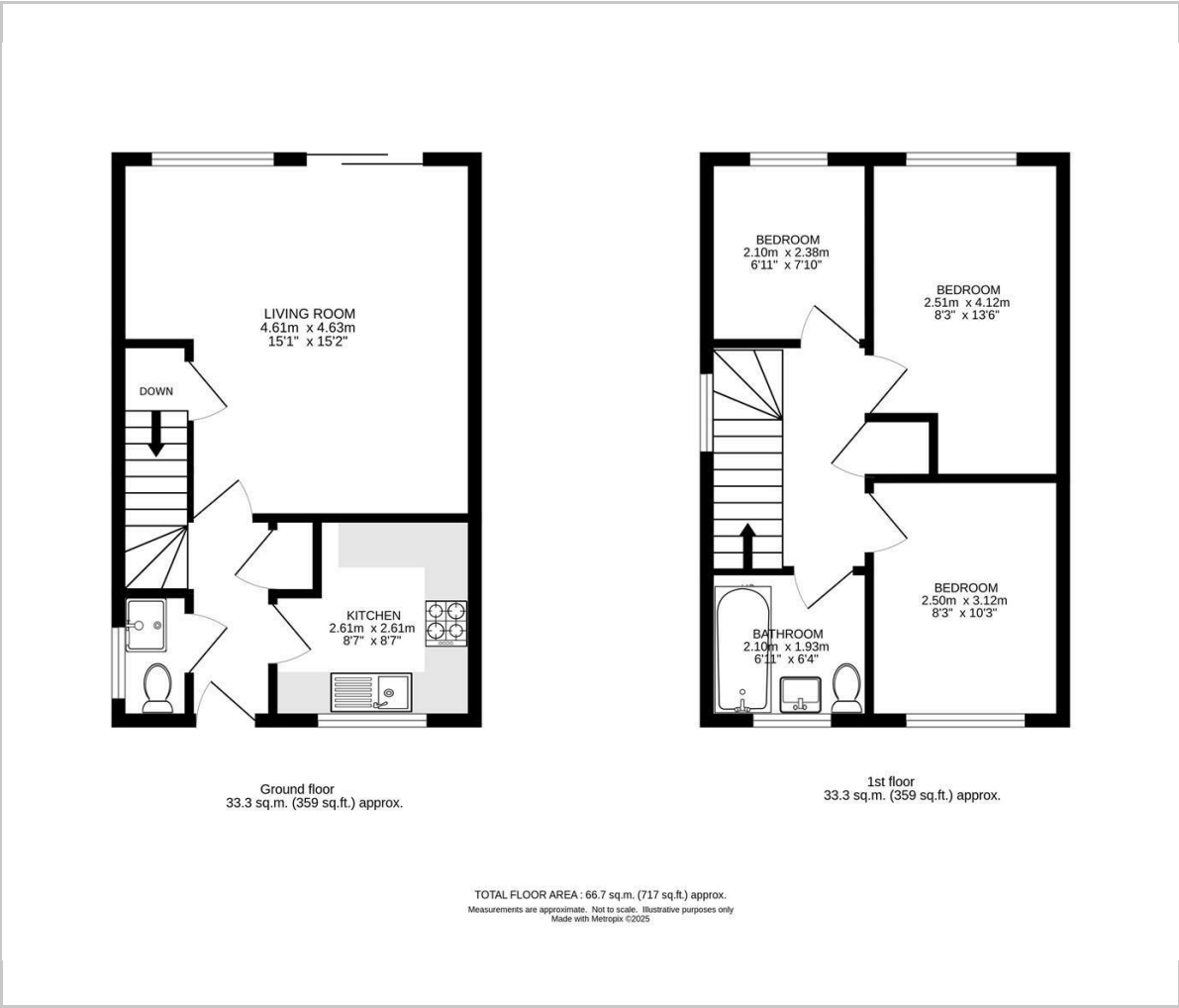
Front and Side Garden
With lawn area, borders with shrubs and flowers, driveway with off street parking for one car. (Additional allocated space to the rear)

Rear Garden
Well maintained garden with lawn section, borders with mature shrubs and flowers, two sheds, gate with side access.

Parking space to front and additional allocated parking space to the rear.

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

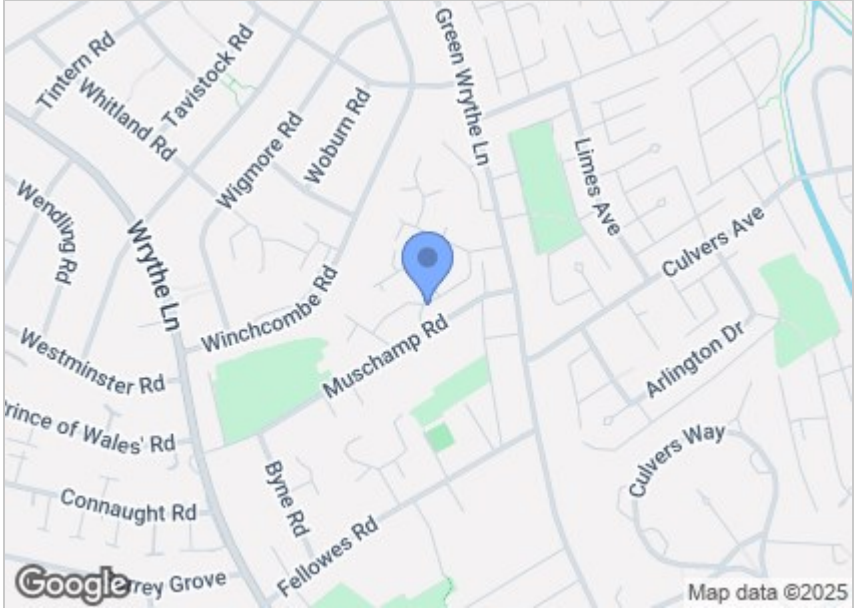


Viewing

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

