



3 Wellow Walk, Carshalton, Surrey, SM5 1QJ



Guide price £425,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this well presented two double bedroom mid terrace home. The accommodation consists of a homely lounge, a modern bathroom, an extended kitchen/diner, two well proportioned double bedrooms, a good size garden and off street parking. The property has been lovingly maintained by the current owners and is perfect for those who are looking for something ready to move straight into.

The property is well situated for bus links serving Morden, Sutton, Croydon, Wallington and Carshalton, local shops and a range of good schools.



Accommodation

Obscure UPVC double glazed front door to..
Inner porch
Wooden door to..

Lounge
UPVC double glazed window to front aspect,
open fireplace, covered radiator.

Inner hallway
Two large storage cupboards and further under
stairs storage, single panel radiator, meter
cupboard, wall mounted digital thermostat.

Kitchen/diner





Range fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for dishwasher and washing machine, space for tall standing fridge/freezer, heated chrome towel rail, feature skylight, double panel radiator, wall mounted boiler, UPVC double glazed window and door to rear aspect.

Downstairs bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled flooring, tiled walls, shaver point, heated chrome towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Loft access with pull down ladder.

Bedroom one

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

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, storage recess with window to rear.

Rear garden approximately 35ft

Hard standing seating area with footpath to rear patio, mainly laid to lawn, garden shed, outside power and water supply, fence enclosed.

Front

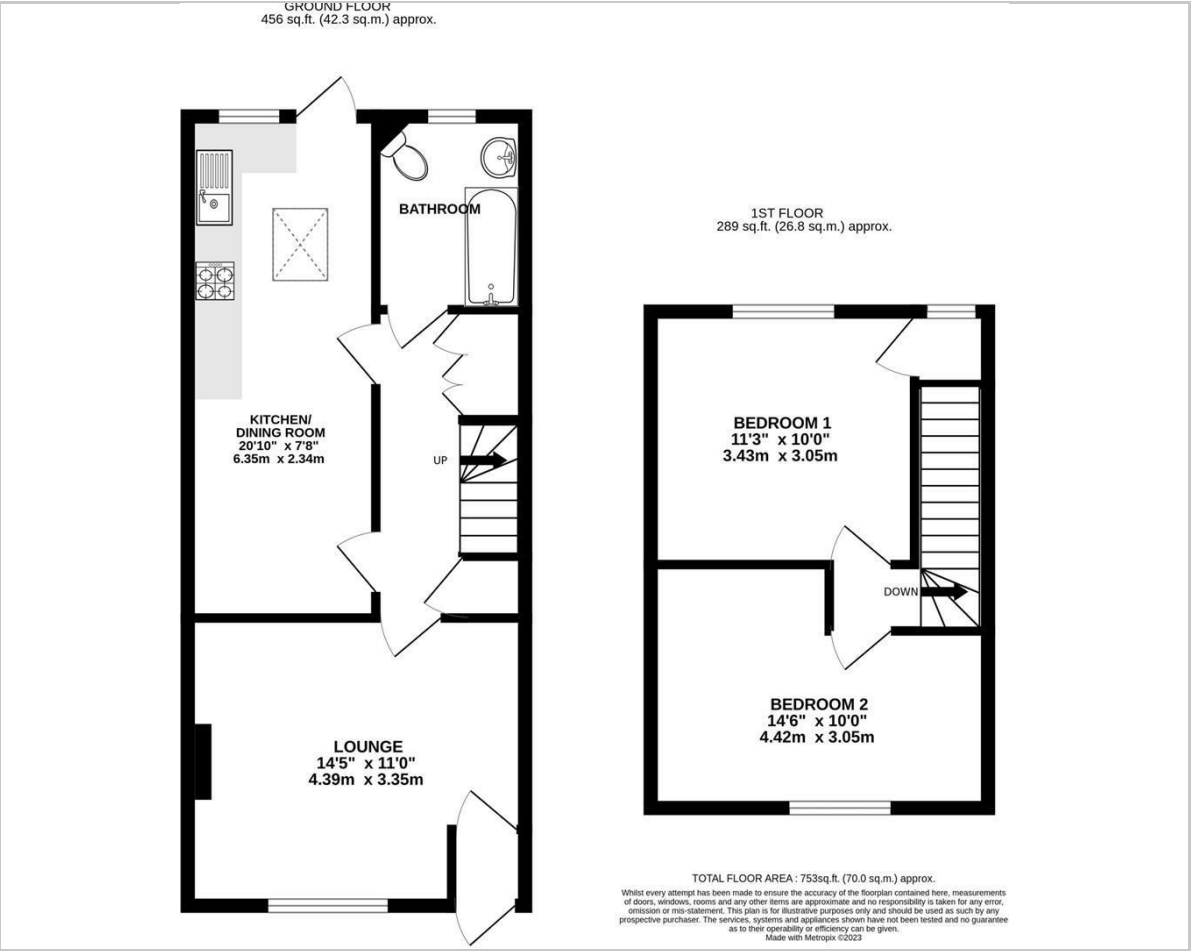
Hardstanding driveway providing off street parking.

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



Floor Plan

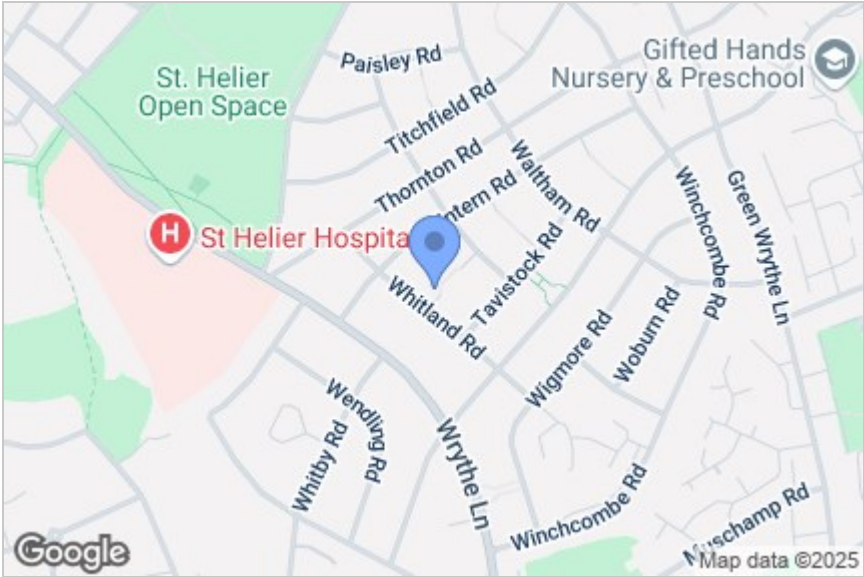


Viewing

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.

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Area Map



Energy Efficiency Graph

