



26 Pine Walk, Carshalton Beeches, SM5 4HD



Guide price £1,250,000

WH WATSON HOMES
Estate Agents

26 Pine Walk

Carshalton Beeches, SM5 4HD

Watson Homes is pleased to present this delightful four double bedroom detached family home, nestled in the desirable Pine Walk, Carshalton Beeches. This property boasts an impressive 1,949 square feet of living space, providing ample room for family life. The house features three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

Set on a generous plot, the property includes a garage to the side and a magnificent 150ft rear garden, offering a wonderful outdoor space for children to play or for hosting summer gatherings. The potential for extension, subject to planning permission, allows for the opportunity to personalise and enhance this charming home to suit your family's needs.

Conveniently located in a wide, tree-lined road, this residence is within easy reach of a selection of excellent primary and secondary schools, making it an ideal choice for families. Commuters will appreciate the proximity to Sutton, Carshalton, and Carshalton Beeches mainline stations, all within walking distance, providing efficient services into London. Additionally, several bus stops in the surrounding area offer further transport options.

With its prime location and spacious accommodation, this home is a rare find in Carshalton Beeches. We invite you to explore the possibilities that await in this charming family residence.

Accommodation

Ornate wooden front door to..
Spacious entrance hall
Single panel radiator, coved ceiling, crittall window with front aspect.

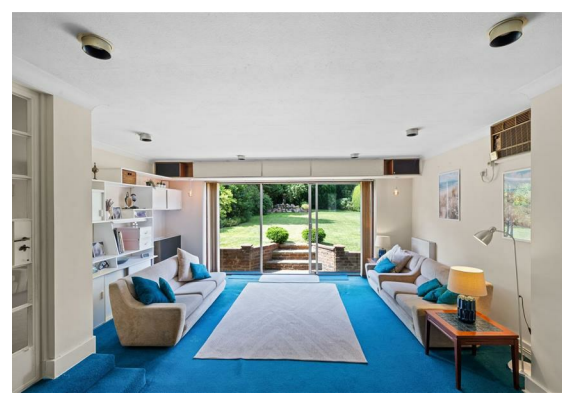
Lounge
Double glazed sliding doors to rear aspect, fitted storage cupboards and shelving, three radiators, coved ceiling.

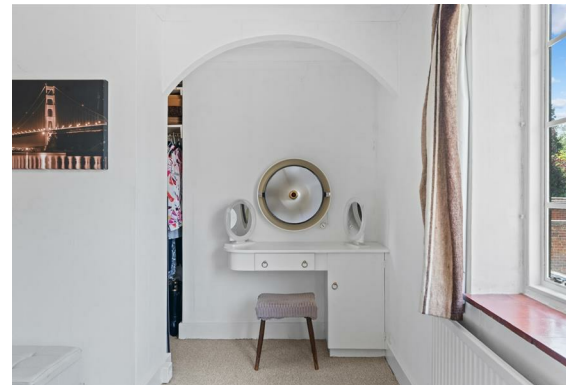
Dining room
Large crittall window to front aspect, two double panel radiators, herringbone parquet flooring, coved ceiling.

Study
Double glazed sliding door to rear aspect, double panel radiator, coved ceiling.

Kitchen/breakfast room
Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, breakfast bar with inlaid induction hob and oven/grill at side, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer, tiled splash back, crittall windows to side and rear aspects, access to lobby area housing boiler and door leading to garden.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome taps, obscure glazed crittall window to front aspect.





Stairs to 1st floor landing
Feature crittall window to front aspect, single panel radiator, coved ceiling, loft access, airing cupboard.

Bedroom one
Crittall window to rear aspect, recess with dressing table and walk in wardrobe, single panel radiator, coved ceiling, access to bathroom.

Bedroom two
Crittall window to rear aspect, single panel radiator, fitted wardrobes and built-in storage, coved ceiling.

Bedroom three
Crittall window to rear aspect, single panel radiator, coved ceiling, fitted wardrobes and shelving.

Bedroom four
Crittall window to front aspect, built-in storage cupboard, coved ceiling, single panel radiator.



Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage unit below, double panel radiator, tiled effect flooring, part tiled walls, obscure glazed crittall windows to front and side aspects.

Separate WC
Consisting of low-level flush WC, tiled effect flooring, obscure glazed crittall window to front aspect.

Rear garden (1/3 acre plot)
Westerly Aspect
Paved patio area leading to lawn section with mature shrubs and plants bordering, brick wall and fence enclosed, outside tap, decorative rockery and planting, fruit tree.

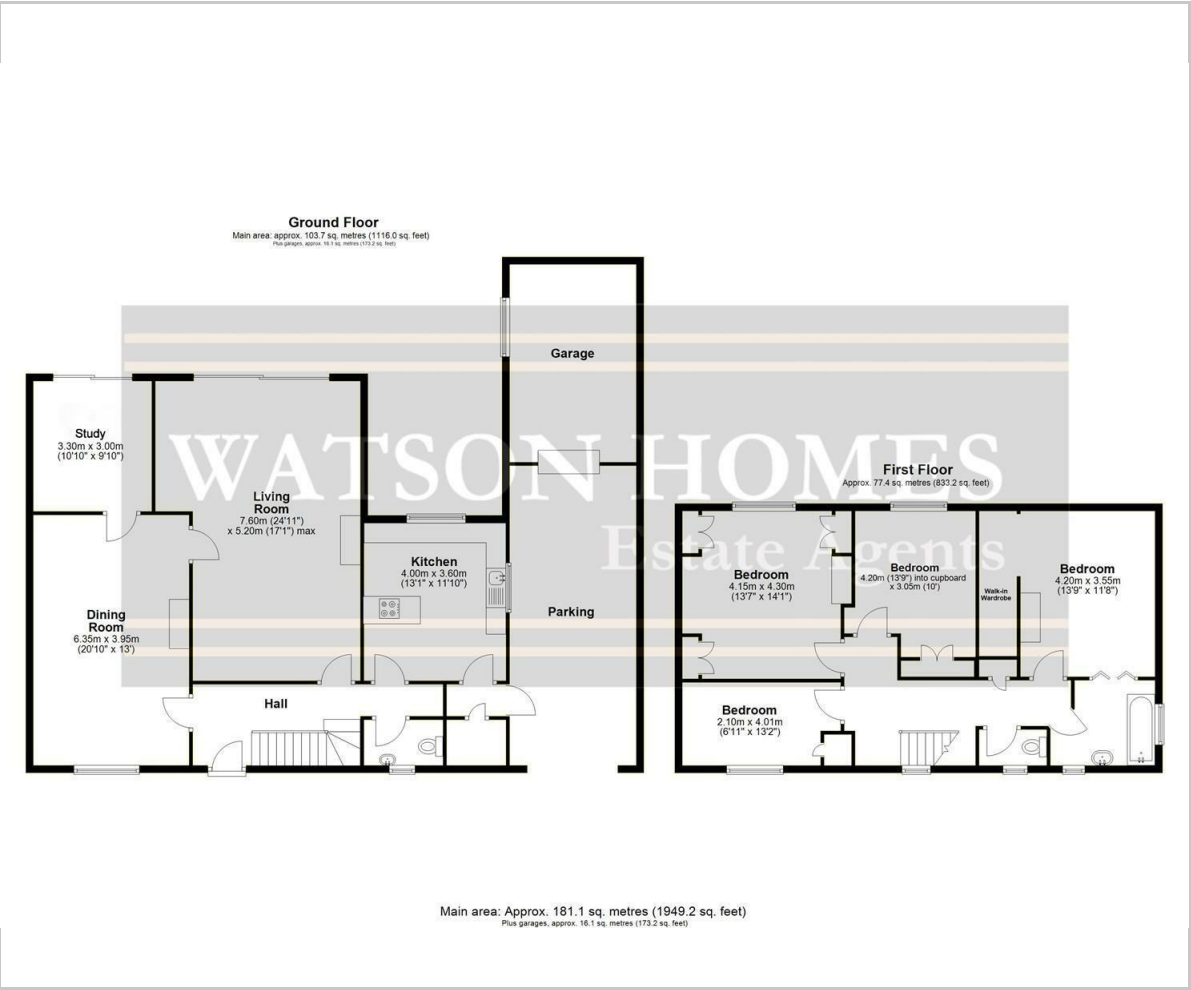
Detached garage at side
Double wooden doors at front and sheltered carport.

Front
Block paved driveway providing off street parking for several vehicles with lawn area at front and hedge border.

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.

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.

Area Map



Energy Efficiency Graph

