



14 Hill Road, Carshalton Beeches, Surrey, SM5 3RA

£725,000



WH WATSON HOMES
Estate Agents

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Overview

NO ONWARD CHAIN !!!!

Nestled in the picturesque area of Carshalton Beeches on Hill Road, Watson Homes is delighted to present this charming three-bedroom semi-detached family home. Spanning an impressive 1,444 square feet, this property is a perfect blend of character and modern living, making it an ideal choice for families seeking both comfort and convenience.

The location is truly exceptional, surrounded by the natural beauty of the countryside, including the stunning Oaks Park and the fragrant Mayfield Lavender Fields. For those commuting to Central London, Carshalton Beeches train station is just a short distance away, providing excellent transport links. Additionally, a variety of local shops and reputable schools are within easy reach, ensuring that all your daily needs are met.

Inside, the home boasts spacious living areas, perfect for family gatherings and entertaining. The large open-plan reception room features stylish elements, including a charming fireplace, creating a warm and inviting atmosphere. The separate kitchen is well-equipped, and the three generously sized bedrooms offer ample space for relaxation. The bathroom is conveniently designed with a separate W/C, enhancing functionality for busy family life.

Externally, the property is equally impressive, featuring off-street parking for up to four vehicles, a large driveway, and a garage. The generous garden provides a delightful outdoor space for children to play or for hosting summer barbecues. Additionally, a fully powered garden house offers the perfect opportunity for a home office or creative space, catering to the needs of modern living.

This delightful home on Hill Road is a rare find, combining charm, space, and a fantastic location. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of the surrounding countryside.

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Accommodation

Entrance Porch

Entrance Hall
Varnished floorboards, under stairs cupboard, radiator, triple glazed window to side aspect

Downstairs WC
Vanity wash hand basin with chrome mixer tap and storage below, WC, extractor fan, vinyl flooring

Open plan Living Dining Room

Living Room
Victorian style cast iron fireplace, radiator, fitted carpet, triple glazed window to front aspect

Dining Room
Radiator, fitted carpet, triple glazed French door opening out to garden

Kitchen
Range of fitted kitchen units and drawers, wood effect worktop, double bowl stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor fan above, space for American fridge freezer, washing machine and dishwasher, tiled splashback, vinyl flooring, triple glazed windows to side aspect, radiator, triple glazed patio doors leading out to garden

Stairs to 1st floor landing
Triple glazed window to side aspect, fitted carpet, built-in cupboard housing boiler, loft access

Bedroom One
Radiator, fitted carpet, triple glazed window to front aspect

Bedroom Two
Radiator, built-in shelving, fitted carpet, triple glazed window to rear aspect

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

Bathroom
Tile enclosed bath with shower screen and chrome taps, electric 'Mira' shower, pedestal

wash hand basin with chrome taps, tiled walls, triple glazed window to front aspect, radiator, vinyl flooring

Separate WC
With obscure triple glazed window to side aspect , tiled walls, vinyl flooring

Outside

To the front
Detached garage, block paved driveway providing off street parking

South Facing Rear Garden
Well-maintained garden mainly laid to lawn, patio area, side access

Summerhouse
Converted as use for a gym with power, light, wood flooring and electric heater

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

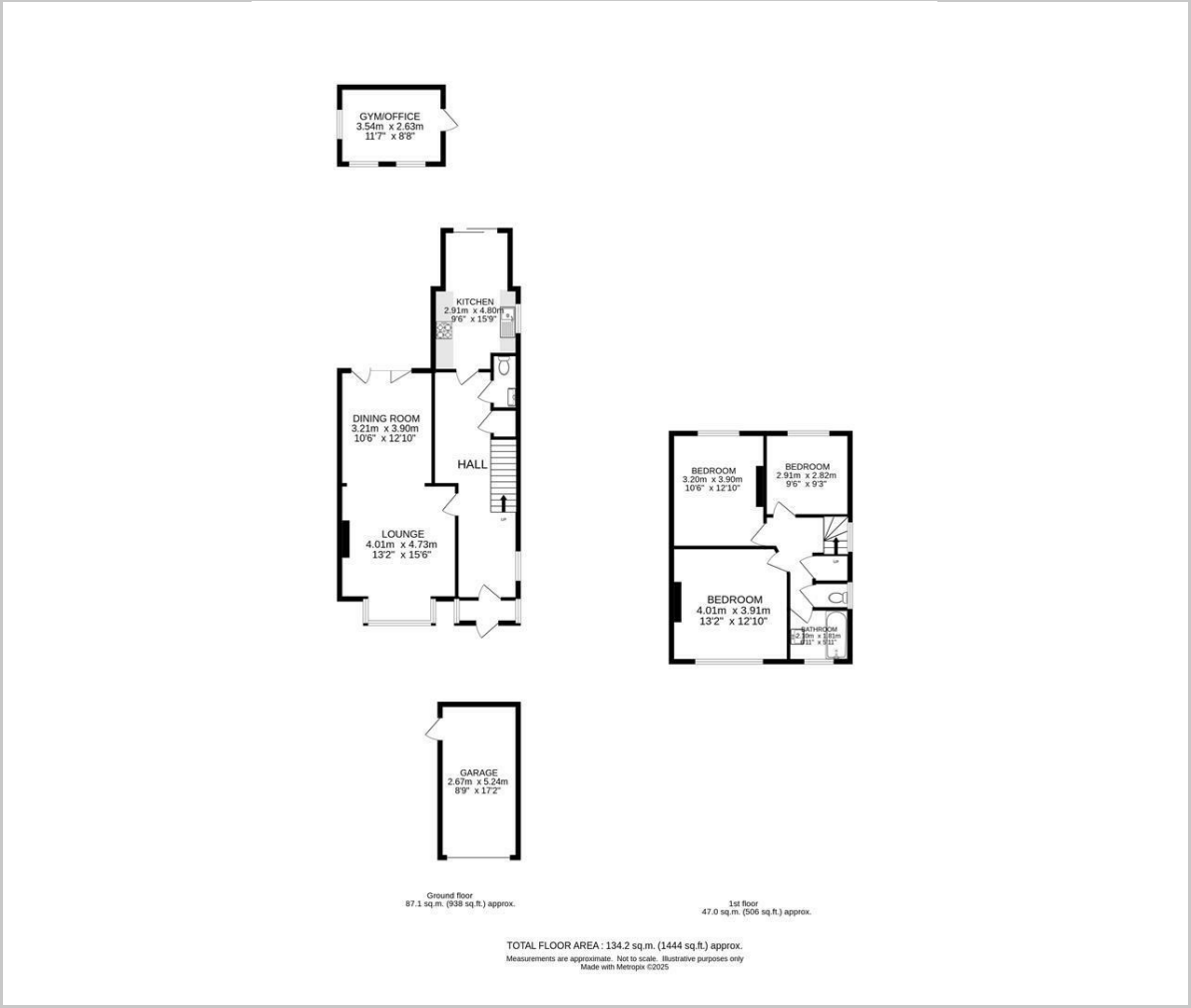








Floor Plan

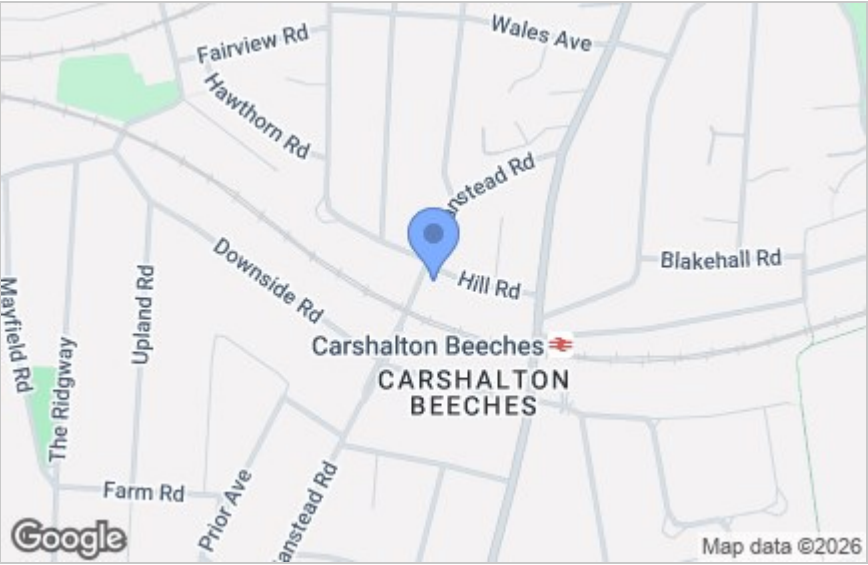


Viewing

Please contact our Watson Homes 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

