



1 Alpine View, Carshalton, SM5 3QJ



£450,000

**WH WATSON HOMES**  
Estate Agents

# 1 Alpine View, Carshalton, SM5 3QJ

## NO ONWARD CHAIN

Nestled in the picturesque Alpine View, Carshalton, this charming two-bedroom end terrace house is a delightful find for those seeking a modern home in a prime location. Inspired by the elegance of a ski lodge, this freehold property is situated within a desirable private gated development, offering both security and a sense of community.

Upon entering, you are greeted by a contemporary kitchen that flows seamlessly into a spacious lounge, creating an inviting space for relaxation and entertaining. The property boasts a sleek bathroom and a convenient downstairs WC, ensuring practicality for everyday living. A sunlit conservatory enhances the living area, allowing natural light to fill the home and providing a perfect spot to enjoy the garden views.

The two generously sized double bedrooms offer ample space, with one featuring its own private balcony, ideal for enjoying a morning coffee or unwinding in the evening. The well-maintained rear garden serves as a peaceful escape, perfect for outdoor gatherings or quiet moments.

Parking is a breeze with allocated off-street parking for one vehicle, along with additional guest parking available plus a private garage.. The location is superb, with both Carshalton Beeches and Carshalton Mainline Railway stations just a short distance away, making commuting effortless. For those who prefer public transport, various bus routes to Sutton, Carshalton, Wallington, Croydon, and Morden are easily accessible.

The vibrant local area is rich with amenities, including shops, cafes, and restaurants, as well as the beautiful green spaces of The Grove and Carshalton Park, perfect for leisurely strolls. Residents of Alpine View also enjoy the luxury of an onsite gym and sauna room, adding a touch of indulgence to daily life.

This exceptional property is a true gem waiting to be discovered. We invite you to arrange a viewing and experience the charm of Alpine View.

# 1 Alpine View

Carshalton, SM5 3QJ

### Accommodation Sheltered entrance

Obscure part glazed wooden front door to..  
Entrance hall  
Wood effect flooring, under stairs storage recess, radiator, coved ceiling.

Lounge/diner  
Double glazed sliding doors to rear aspect, wood effect flooring, radiator, coved ceiling.

Conservatory  
Double glazed windows and sliding door, doors to rear garden, wood effect flooring

Kitchen  
Range fitted wall units with matching cupboards and drawers below, wood effect roll top work surfaces with inlaid stainless steel sink and chrome tap, inset four ring gas hob with extractor fan above and oven/grill below, space for dishwasher, space for fridge/freezer, space and plumbing for washing machine, tiled splash back, wood effect flooring, wall mounted boiler, coved ceiling, single panel radiator, double glazed window to front aspect.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, single panel radiator, obscured double glazed window to front aspect, coved ceiling, tiled flooring.

Stairs to 1st floor landing





Loft access

#### Bedroom one

Double glazed windows to front aspect and door leading to private balcony, built in wardrobes, shower enclosure, carpets, coved ceiling, single panel radiator, coved ceiling.

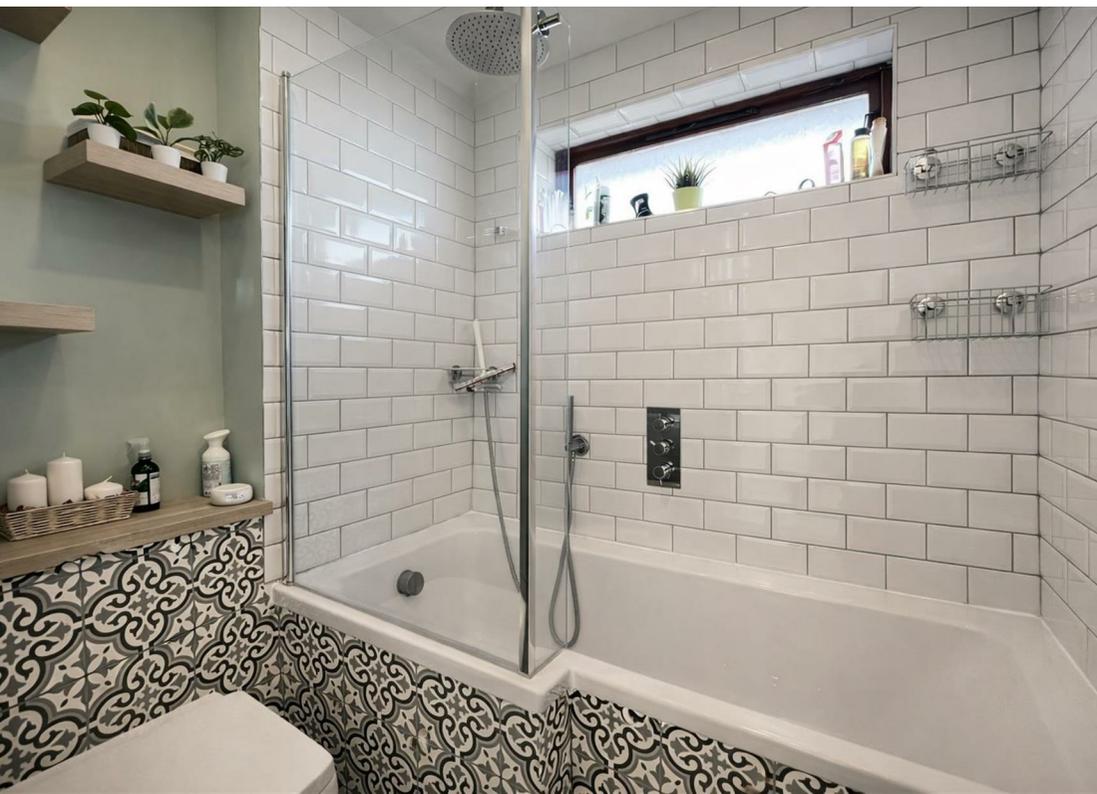
#### Bedroom two

Double glazed window to rear aspect, carpet, single panel radiator, built-in wardrobe, coved ceiling.



#### Bathroom

Three-piece suite comprising panel enclosed bath with chrome hand held fixing plus mounted shower, wash hand basin with chrome mixer tap and storage drawers below, low-level push button flush WC, single panel radiator, part tiled walls, vinyl flooring, coved ceiling, extractor fan, double glazed window



#### Rear garden

Decked courtyard private garden with side access

#### Front

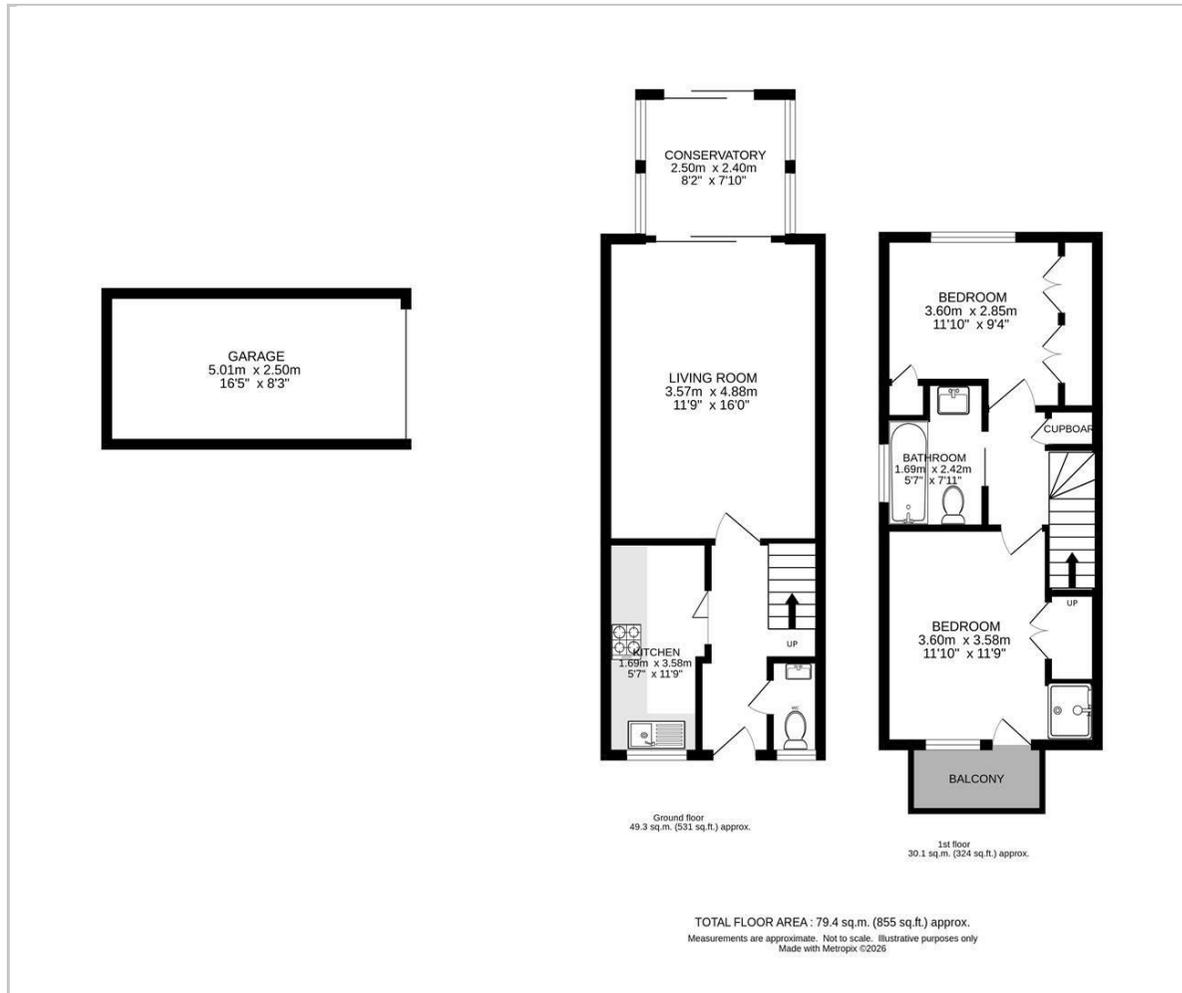
Allocated parking via gated access, plus sole us private garage and additional guest parking

#### 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

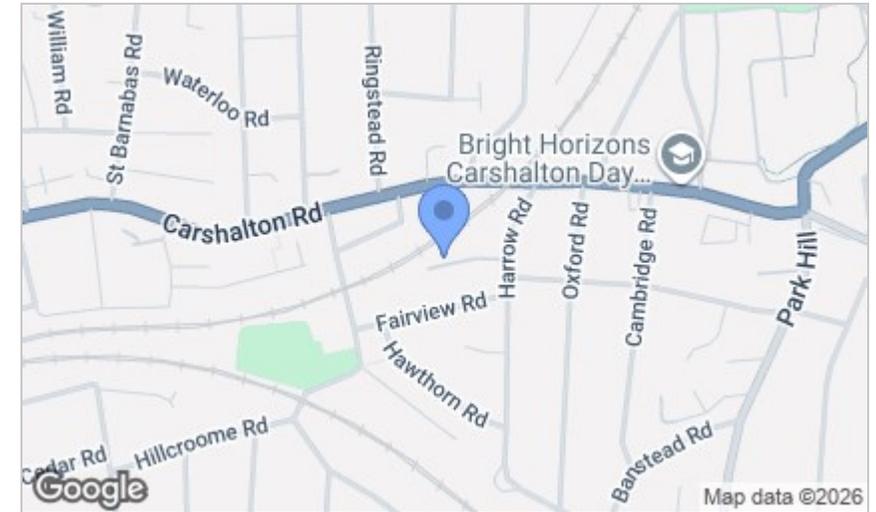


## Viewing

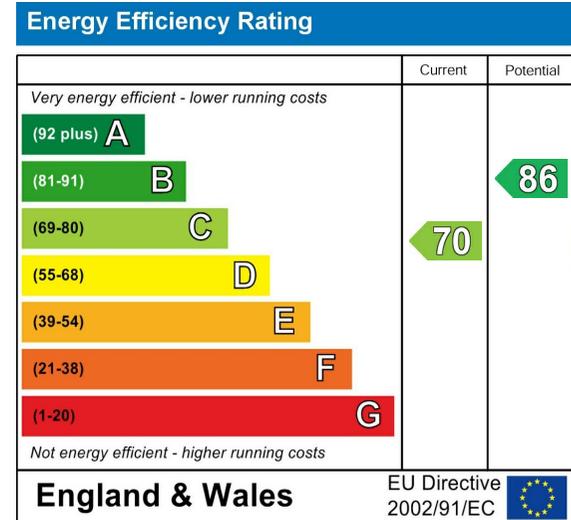
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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