

6 St. James Road, Carshalton, SM5 2DU



£1,700 Per month

WH WATSON HOMES
Estate Agents

6 St. James Road

Carshalton, SM5 2DU

Available immediately. Situated in St. James Road in Carshalton, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home.

The house features a well-appointed kitchen and bathroom, and also benefits from a downstairs WC ensuring convenience. The property has also been recently redecorated and recarpeted.

Conveniently located close to a range of local amenities, including shops, parks, and excellent transport links, making it easy to commute to nearby towns and cities.



Accommodation

Front door to...

Entrance Vestibule

Door to...

Main living area 9.77m x 3.84m (maximum measurements)

Open plan lounge, dining area and kitchen.
Lounge area - UPVC double glazed window to front, two radiators, understairs storage with shelving,

Kitchen/dining area

Work surfaces with modern high gloss drawers and cupboards below, matching wall units, freestanding fridge freezer, built-in electric oven and hob, washing machine and dishwasher, stainless steel sink with modern chrome mixed tap, cupboard housing gas central heating combination boiler, tile splashbacks, UPVC double glazed French doors to



garden.

Stairs to 1st floor landing

Bedroom one 3.8m x 2.92m
UPVC double glazed window to rear aspect, radiator.

Bedroom two 3.75m x 1.95m
UPVC double glazed window to front aspect, radiator.

Bathroom

Modern white suite comprising panelling close bath with modern chrome mix and shower attachment, wash hand basin with modern chrome mixer tap, cupboard below and tile splashback, low-level WC with pushbutton flush, UPVC double glazed window to front aspect, radiator, wall mounted medicine storage cupboard.

Garden

Mainly laid to lawn, large patio area, outside tap, fence enclosed.

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.

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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |