



53 Carshalton Park Road, Carshalton, SM5 3SP

£550,000



WH WATSON HOMES
Estate Agents

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Overview

CHAIN FREE

Located in the desirable area of Carshalton Park Road, this charming modern semi-detached house is an ideal family home. With three well-proportioned bedrooms and a family bathroom, this property offers ample space for comfortable living. The ground floor features two inviting reception rooms, including a bright living room that seamlessly connects to a delightful conservatory, perfect for enjoying the garden views. The fitted shaker kitchen/breakfast room, complete with solid wood worktops, provides a warm and functional space for family meals. With the added convenience of a downstairs cloakroom.

The exterior of the property boasts a lovely garden at the rear, ideal for outdoor relaxation and entertaining. To the front, off-street parking for two vehicles adds convenience for busy families. The home is in excellent condition throughout, ensuring a move-in ready experience for its new owners.

Location is key, and this property excels in that regard. Situated in the heart of Carshalton, residents will benefit from a variety of shops and restaurants just a stone's throw away. For those commuting to the city, both Carshalton Beeches and Carshalton train stations are within easy reach, making travel straightforward. Families with children will appreciate the proximity to highly regarded primary, secondary, and grammar schools, all just minutes away. Additionally, the local park, known as the Grove, with its picturesque ponds, is easily accessible for leisurely strolls.

This property is exclusive to Watson Homes and the vendor suited, making it an excellent opportunity for prospective buyers. Do not hesitate to call today to arrange your viewing.

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Accommodation

UPVC double glazed entrance porch

Composite front door to

Spacious entrance hall
Radiator cover, carpets, lighting

Lounge/diner,
Double glazed bay window to rear aspect and patio doors to rear, radiators, carpets,
coved ceiling

Conservatory
UPVC modern conservatory to rear aspect, wood effect flooring, electric heater, large
UPVC windows and sliding doors to garden

Kitchen,
Range of fitted wooden wall units with matching cupboards and drawers below, laminate
rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, fitted electric
oven and gas hob, washing machine, dishwasher, Integral fridge/freezer, cupboard
housing, boiler, tiled effect flooring, tiled splashback, double glazed window to front
aspect.

Downstairs cloakroom

Stairs to 1st floor landing
Double glazed window to side, loft, access, cupboard, carpet, housing, hot water tank.

Bedroom one,
Double glazed window to rear aspect, fitted wardrobes, carpet, radiator, coved ceiling.

Bedroom two,
Double glazed window to front aspect,carpet, radiator, coved ceiling.

Bedroom three,
Double glazed window to rear aspect, wood effect flooring, single panel radiator

Bathroom
Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower
attachment, wash handbasin with chrome mixer tap in storage cupboard below, low-level flush
WC, tiled flooring, part tiled walls, extractor fan, single panel radiator, obscure double glazed
window to front aspect.

Rear Garden
Large paved patio area, artificial lawn area, shrubs bordering, side access, fence enclosed,
garden shed, outside power supply and lighting

Front
Parking for two cars

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.

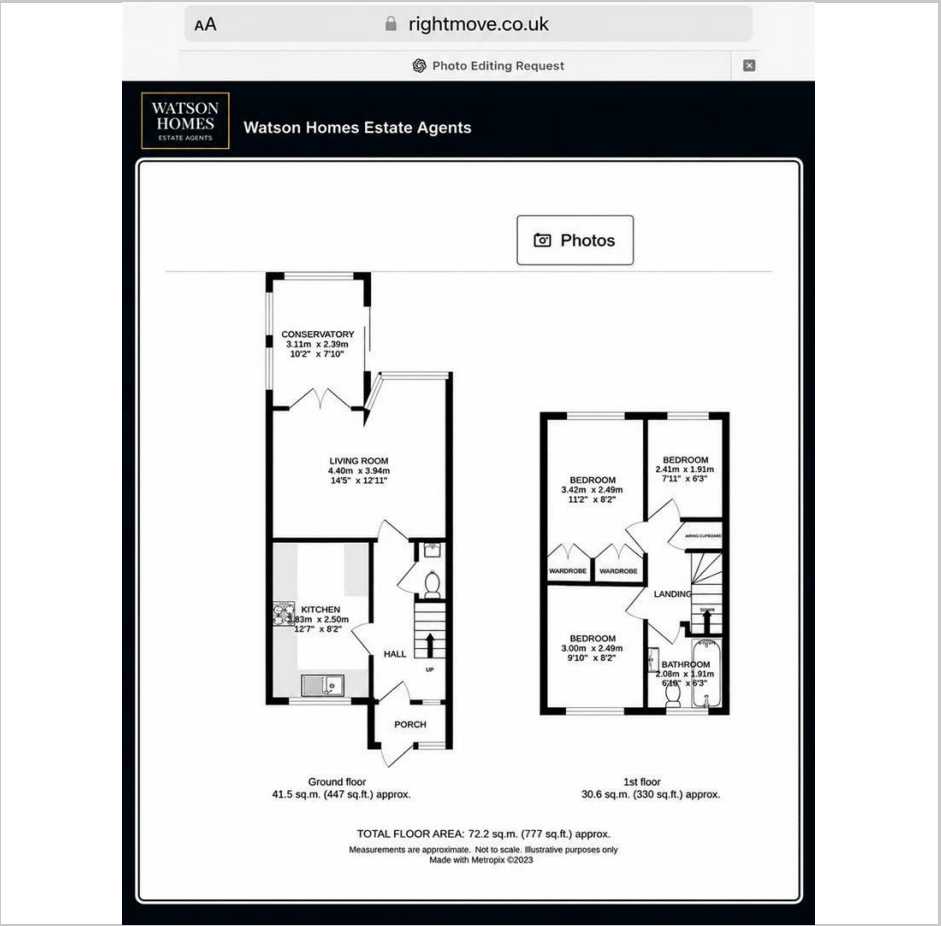






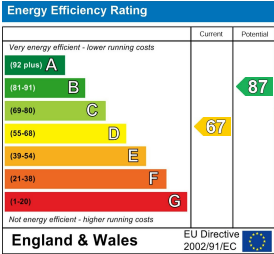


Floor Plan



Additional Information

- No onward chain owners have another house
- Boiler is pressure system, check service records with owner?
- Which side is owners boundary?
- The loft is boarded with power and drop down ladder
- Parking for two cars to front
- Side access
- Which way does the garden face?



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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