

Winchcombe Road, Carshalton, SM5 1RR

Asking price £425,000



MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

OPEN DAY NOW FULLY BOOKED, PLEASE EMAIL YOUR ENQUIRY TO BE SHORTLISTED
 (Guide Price £425,000-£450,000) This beautifully presented three bedroom mid terraced family home is offered to the market chain free and creates a modern and contemporary feel throughout.

Accommodation

The characterful accommodation comprises entrance hallway through to dining area which floods natural light and is a generous size. The opening provides access through to the living area and doors out into the garden. The kitchen provides ample worktop space and storage and provides a view over the garden.

Upstairs you will find two great size double bedrooms and a further single making it ideal for a young family. The family bathroom has been renovated to provide a modern and contemporary feel. Outside there is a good size rear garden where you can let your imagination run wild or just simply fire up the barbecue on the decking at the bottom of the garden and enjoy the summer months.

Along with being in the ideal location for some of the top schools in the area, the property also boasts a driveway for up to two cars.

Location

Winchcombe Road property is located 1.3 miles from Carshalton train station and 1.3 miles from Hackbridge which both have links into London Victoria, Clapham Junction and the Thameslink Service.

For primary schools, Muschamp Primary School is within 0.1 miles and St. Mary's Junior School is 1 mile away, for secondary schools, Carshalton Boys Sports College is within 0.2 miles, both Carshalton High School for Girls and Greenshaw School are within 0.6 miles and St. Philomena's Catholic High School for Girls is within 1 mile.

Carshalton Village is a short walk away and has a great array of shops, restaurants and local amenities for all ages.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

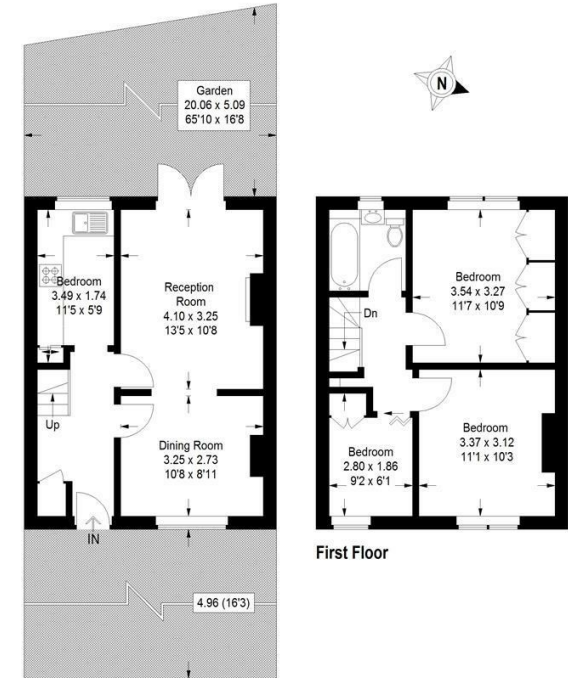
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

Buyers Guide

Due to the highly anticipated demand for this property buyers who wish to make an offer are to be financially qualified by Atkins Financial Solution a financial advisory firm recommended by Monochrome Homes Estate Agents. Buyers who are successful in agreeing a sale will also be advised to instruct a conveyancing firm recommended by Monochrome Homes Estate Agents in association with Conveyancing Alliance Limited.

Winchcombe Road, SM5

Approximate Gross Internal Area
 Ground Floor = 36.5 sq m / 392 sq ft
 First Floor = 36.1 sq m / 389 sq ft
 Total = 72.6 sq m / 781 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID854596)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C	71	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

58 CASTLE WALK, REIGATE, SURREY, RH2 9PX
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

