

Oaks Way Carshalton, SM5 4NQ

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS VERSATILE FAMILY HOME PROVIDING FLEXIBLE LIVING ACCOMMODATION. Situated on a quiet residential road, located within close proximity to Carshalton Beeches town and the mainline train station. The downstairs provides a large kitchen, a shower room, conservatory, two further reception rooms and a bedroom/study; upstairs gives three further bedroom and a second bathroom. There is a large low maintenance rear garden and off-street parking at the front for two cars. Further benefits include gas central heating and double glazing. Available immediately on an unfurnished basis.

£2,850 PCM -



DRIVEWAY

Off-street parking for 2 cars

COUNCIL TAX

Council Tax Band E (£2,774.10) 2025 / 26

ENTRANCE

Glazed porch leading to front door

HALLWAY

Provides access to all rooms downstairs:

LOUNGE

Good size room to the front of the house

DINING ROOM

Located in the middle of the house with feature fire-place and access to conservatory

CONSERVATORY

Carpeted with heating and with double door access into the rear garden

BATHROOM

Shower, WC, hand-basin and heated towel rail

BEDROOM FOUR/STUDY

Situated at the front of the house over looking the driveway with built-in wardrobe

KITCHEN

Good-size kitchen with fridge-freezer, washing machine, range cooker appliances. There is a built-in breakfast bar, a wide array of storage units and pan drawers and access into the rear garden.

STAIRCASE

Leading up to:

FAMILY BATHROOM

Second bathroom with separate bath and shower, WC, hand-basin and heated towel rail

BEDROOM ONE

Double size room with carpets over looking the rear garden

BEDROOM TWO

Carpeted double room at the front of the house

BEDROOM THREE

Single room with new carpets

REAR GARDEN

Low maintenance garden with storage shed, pergola and easy to care for foliage



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW

OAKS WAY,
CARSHALTON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1192 SQ FT - 110.76 SQ M

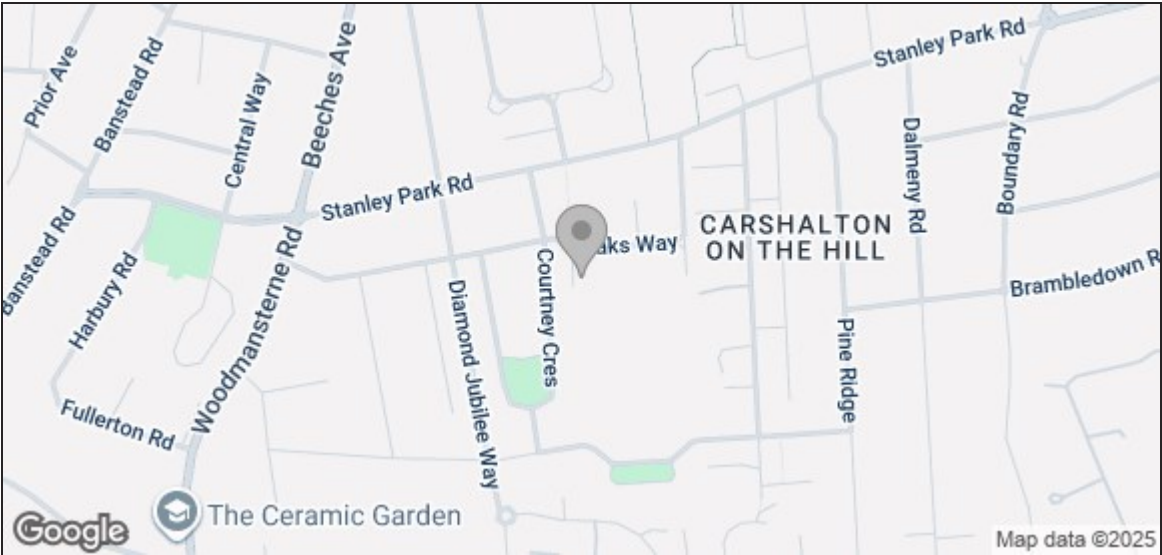


GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		