



Wallace Crescent, Carshalton Village,  
Offers In Excess Of £525,000 - Freehold

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**WILLIAMS  
HARLOW**





A wooden bookshelf with four shelves, displaying various children's books. The books are arranged in a neat row on each shelf. The titles visible include 'MOUSE', 'The Tiger Who Came to Tea', 'Kipper's Birthday', 'THE CAT', 'Paddington', and 'Kingston's Easter Egg Hunt'.

A white storage unit with three compartments, each containing a grey bin. The unit is positioned against the wall and is used for organizing toys or other items.

A tall wooden chest of drawers with five drawers, each with a black handle. The chest is positioned against the wall and is used for storing clothing or other items.

A black fireplace with a decorative mantel. The fireplace is positioned against the wall and is used for heating the room.

A wooden TV stand with a television on top. The stand is positioned against the wall and is used for displaying the television.

A plaid sofa with a light-colored seat and backrest. The sofa is positioned in front of the window and is used for sitting and relaxing.

A grey armchair with a white seat and backrest. The chair is positioned in front of the window and is used for sitting and relaxing.

A recessed lighting fixture with three lights, mounted on the ceiling. The fixture is used for illuminating the room.

A round, silver mirror with a decorative frame. The mirror is mounted on the wall and is used for reflecting light and adding to the room's decor.

A small wooden shelf with a few decorative items on it. The shelf is mounted on the wall and is used for displaying small objects.







Williams Harlow – A darling house; full of character and charm whilst offering neat and modern living throughout. The house has a modern kitchen and a modern first floor bathroom to compliment the three first floor bedrooms. With an additional two reception rooms which have been knocked through to create a through lounge the house is easy to live within. The location couldn't be better, a cul-de-sac moments from Carshalton Village and St Philomena's school.

## The Property

A three bedroom end of terrace house, very good looking and lots of innate internal character. The interior is modern and decorated to the latest fashions. You enter via the porch and into the entrance hall. With the knocked through lounge to the right and the kitchen ahead. The first floor includes three bedrooms and the bathroom. The layout is reassuringly easy to use and maximises light and flow. The kitchen has integrated oven and hob with lots of cupboard space. The bathroom has pretty blue metro tiles to compliment the floor tiles and has the advantage of a ceiling light well. Practical storage is found under the stairs and loft.

## Outside Space

The rear garden is extra sunny with its Southerly aspect. It's low maintenance with faux lawn and chipped stone beds for the shrubs. The patio leads directly off the house is easy to use for summer days. The frontage includes a small garden and a few steps up to the front door.

## The Local Area

The road is a charming hide away which you wouldn't normally go down unless you had good reason. That said its still extremely close the local village shops and restaurants, Barrow Hedges and Seaton House schools, Banstead, Belmont and Carshalton Beeches village train station.

## Why You Should View

Whether you are upsizing or downsizing, this house has something for you. The house has been modernised for your convenience and the garden is highly usable. Practical location and charming house combined.

## Vendor Thoughts

"I work in Redhill whilst my husband works in central London and the need to access both daily has been vital and easy. Additionally as our family have grown we have really enjoyed the short walk to the high street"

## Features

Three Bedrooms – Modern Interior – South Facing Garden – Upstairs Bathroom – Entrance Hall and Porch

## Benefits

Walk To Highstreet – Walk To Train Station – Walk To St Philomena's Schools –

## Local Schools

The Avenue – Mixed State – Ages 3–11  
Barrow Hedges – Mixed State – Ages 3–11  
Harris – Mixed Academy – Ages 11–19  
Seaton House – Mixed Fee Paying – 2–11  
Devonshire – Mixed – 3–11  
Oaks Park High School - Mixed - 11-18

## Local Transport

Buses: 80 - Belmont via Sutton to Morden Tube.  
164 - Sutton to Wimbledon  
280 - St Georges Tooting to Belmont via Sutton  
N44 - Trafalgar Sq. to Sutton  
S1 - Barnstead to Mitcham via St Holier Hospital  
S3 - Belmont to New Malden via Sutton

Trains: Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton circa 32 mins)  
Epsom (Circa 10 mins)  
Horsham (Circa 47 mins)  
Thames Link Sutton to St Albans via City (Circa 44 Mins)  
Carshalton Beeches: Southern services as above in ranging between 30 mins - 47 mins into central London

## EPC and Council Tax

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## Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

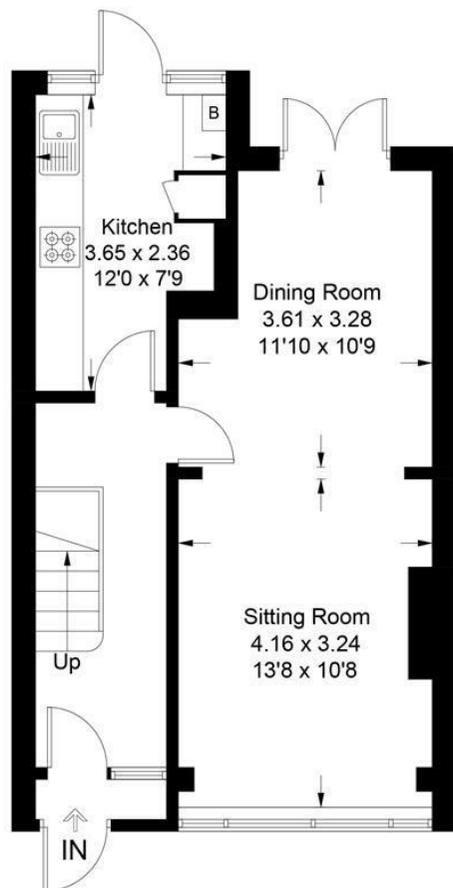


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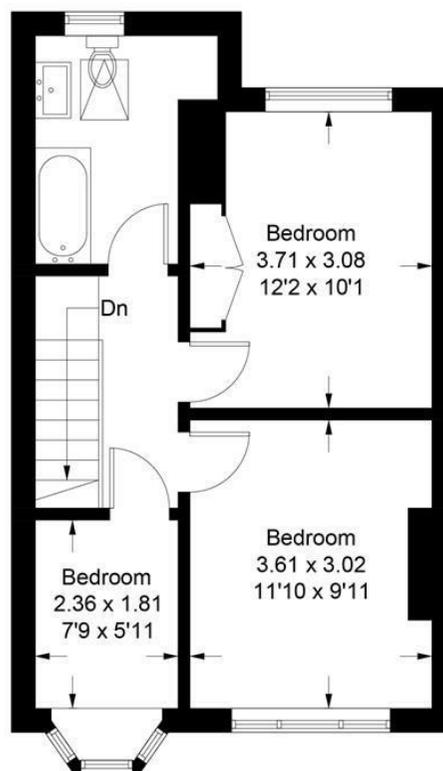
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Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>56</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 decisions reliant upon them. (ID1286486)

