

Welbeck Road, Carshalton, SM5

Asking Price: £545,000

Freehold

Council Tax Band: C / EPC Rating: C

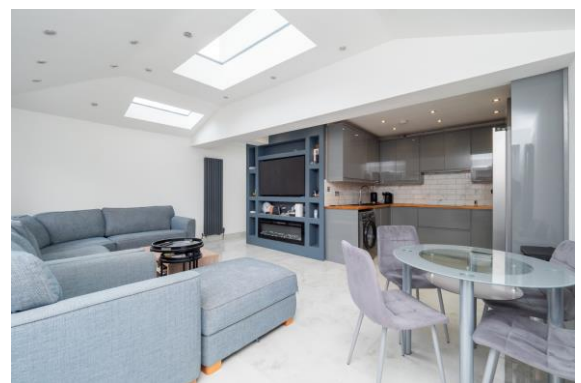




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This end of terrace property has been stripped back to the bare brick, extended, reconfigured and re-plastered throughout to provide a uniquely designed three double bedroom, two bathroom family room. Improvements include a complete rewire, new plumbing and central heating system, new roof, flooring, kitchen and bathrooms as well as a blocked paved drive, low maintenance garden and a garden room ideal as a workshop or conversion to a home office. The bright and contemporary accommodation consists of a bright entrance hall, ground floor double bedroom and bathroom, and an open plan living, dining room and kitchen. Underfloor heating runs throughout the entrance hall and living space, and the modern grey gloss kitchen includes wooden worktops and integrated Bosch appliances. Upstairs are two further double bedrooms and a fully tiled shower room. The property is located in a popular area of Carshalton within easy reach of transport links, shops and amenities.



Entrance Hall

Part glazed front door, double glazed window to the side aspect, double glazed skylight, cupboard housing electrical consumer unit, built-in storage cupboard, tiled floor with underfloor heating.

Living Room

18'2" x 12'2" (5.54m x 3.7m)

Double glazed windows and french doors to the garden, double glazed skylight, built-in TV/storage unit with remote control recessed lighting, tiled floor with under floor heating. Open to:

Kitchen

9'9" x 6'11" (2.97m x 2.1m)

Range of grey gloss wall and base units with wooden worktops, one and a half bowl composite sink and drainer, tiled splashback, integrated Bosch oven and grill, integrated four ring induction hob with extractor hood, integrated dishwasher, space for fridge/freezer and washing machine.

Bedroom One

14'3" x 11'2" (4.34m x 3.4m)

Double glazed window to the front aspect, under stairs storage cupboard, wood laminate flooring.





Bathroom

5'9" x 7' (1.75m x 2.13m)

Fully tiled, enclosed bath with mixer tap and shower hose attachment, hand basin vanity unit, WC, bidet shower, extractor fan, tiled floor.

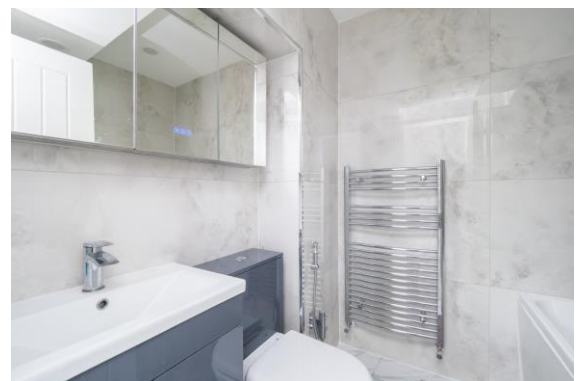
First Floor Landing

Obscure double glazed window to the side aspect, wood laminate flooring.

Bedroom Two

11'3" x 9'10" (3.43m x 3m)

Double glazed window to the front aspect, range of mirror fronted wardrobes and storage, high level storage, wood laminate flooring.





Bedroom Three

9'9" x 9'10" (2.97m x 3m)

Double glazed window to the rear aspect, access to loft storage, wood laminate flooring.



Shower Room

4'6" x 6'11" (1.37m x 2.1m)

Fully tiled, double shower cubicle, WC, hand basin vanity unit, extractor fan, heated towel rail, vinyl flooring.





Outside

To The Front

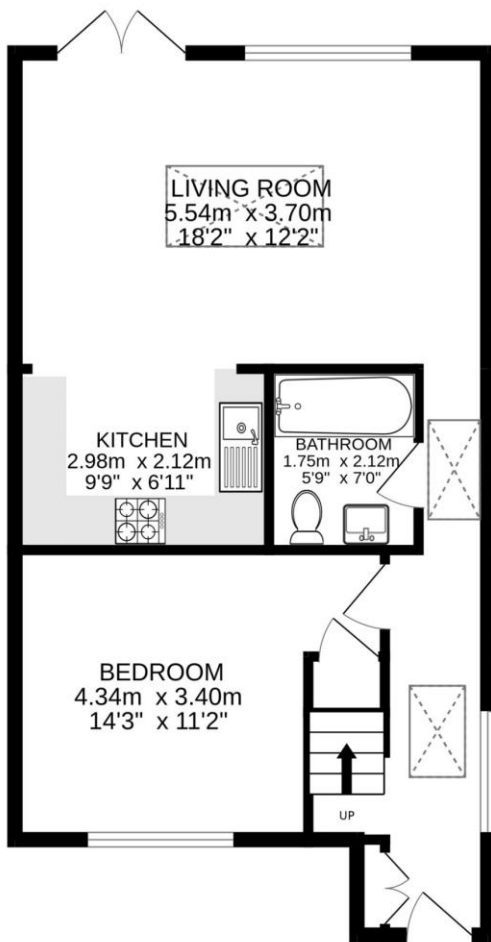
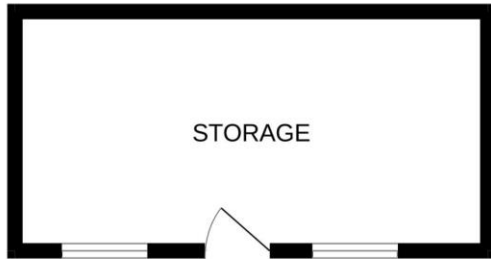
Block paved drive provides off street parking for two cars, gated side access.

To The Rear

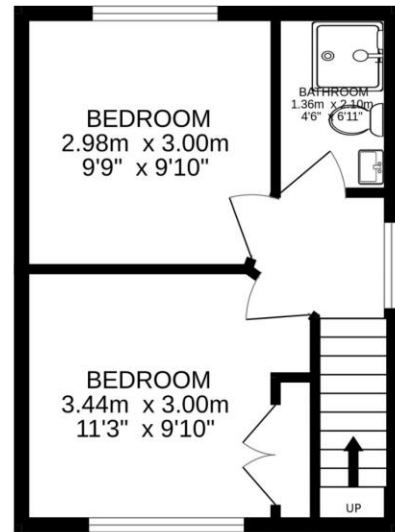
Low maintenance rear garden with tiled patio, and area for lawn. Large workshop/storage room with double glazed window and door, power and light.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



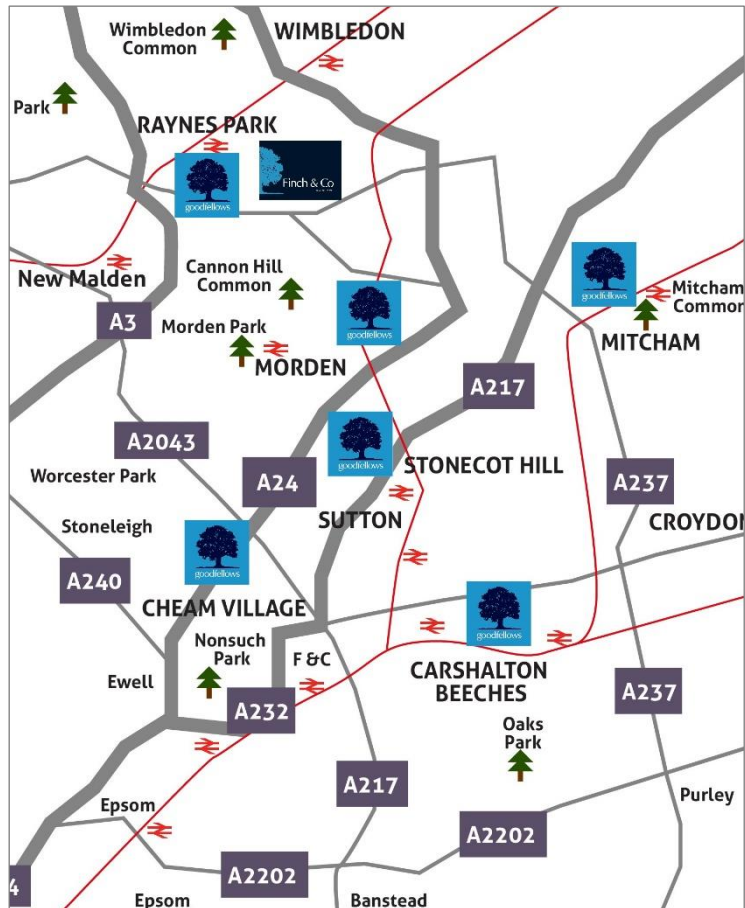
Ground floor
68.4 sq.m. (736 sq.ft.) approx.



1st floor
26.0 sq.m. (280 sq.ft.) approx.

TOTAL FLOOR AREA : 94.4 sq.m. (1016 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

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For full EPC please contact the branch