



Bakers Gardens, Carshalton, SM5  
**Offers In Excess Of: £485,000**

*Freehold*

*Council Tax Band: D / EPC Rating: C*







## Bakers Gardens, Carshalton

### Offers In Excess Of: £485,000

This three bedroom terraced family home is located within the popular Bakers Gardens development in Carshalton. The property offers modern family accommodation which comprises of a lounge/dining room and double glazed conservatory, both with solid wood flooring, fitted kitchen, cloakroom, three good size bedrooms and a part tiled family bathroom. Outside there is off street parking for two cars and to the rear an easy to maintain garden together with a fully insulated garden room with power and lighting, which would make an ideal home office.

Located on a quiet residential development within easy reach of transport links, local shops and amenities. Carshalton station is within 0.7 miles, providing plenty of options for direct travel to Central London. The area is renowned for its excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools including Carshalton Boys Sports College and Rushy Meadow Primary School. There is a £300 pa service charge for the maintenance of trees/bushes.





**Entrance Hall**

Radiator, stairs to first floor, storage cupboard and door to:

**Kitchen**

8'7" x 8'4" (2.62m x 2.54m)

Double glazed windows to front aspect, range of base units with laminated worktops, single bowl inset sink unit with drainer, integrated electric hob, oven and grill, cooker hood extractor fan, space for dishwasher and washing machine, range of matching eye level wall units, cupboard housing gas boiler, part tiled walls, tiled floor and power points.

**Cloakroom**

Double glazed frosted window to side aspect, push button WC, wall mounted hand basin and radiator.

**Reception Room**

14'10" x 14'6" (4.52m x 4.42m)

Double glazed windows to rear aspect, TV point, storage cupboard under stairs, radiators, power points and sliding patio door to:

**Conservatory**

9'11" x 9'10" (3.02m x 3m)

Double glazed windows and patio doors to garden, air conditioning unit, sold wood flooring and power points.







### **Landing**

Double glazed window to side aspect, balustrade, loft access with pull down ladder and doors to:

### **Bedroom One**

13'2" x 8'3" (4.01m x 2.51m)

Double glazed windows to rear aspect, radiator and power points.

### **Bedroom Two**

9'10" x 8'3" (3m x 2.51m)

Double glazed windows to front aspect, radiator and power points.

### **Bedroom Three**

7'7" x 6'7" (2.3m x 2m)

Double glazed windows to rear aspect, radiator and power points.







### **Family Bathroom**

Double glazed frosted windows to front aspect, panelled bath with mixer tap, shower over, hand basin, push button WC, radiator, part tiled walls and tiled floor.

### **Rear Garden**

Terraced garden, astro turf grass, pebbled area, flower beds, gated side access, fencing to side and rear, external lighting and office/cabin to the rear.







## Outside

### Cabin/Office

12'6" x 8'2" (3.8m x 2.5m)

Fully insulated cabin/ garden office with power and lighting and double glazed.

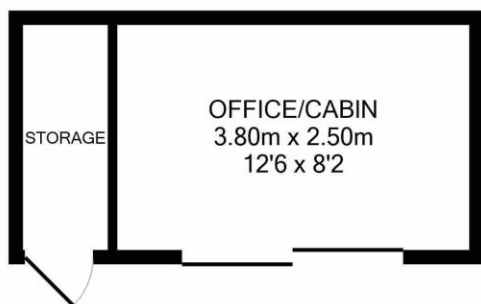
### Driveway

Off street parking for two cars to the front with steps up to the house.

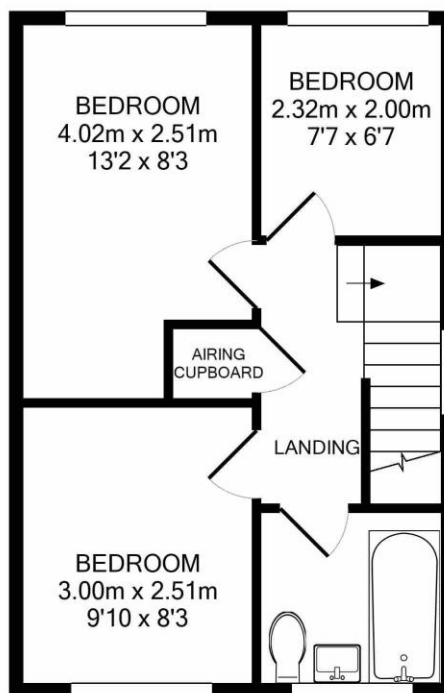
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- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

## Your View...





Ground Floor  
Approx. Floor  
Area 52.7 Sq.M.  
(567 Sq.Ft.)

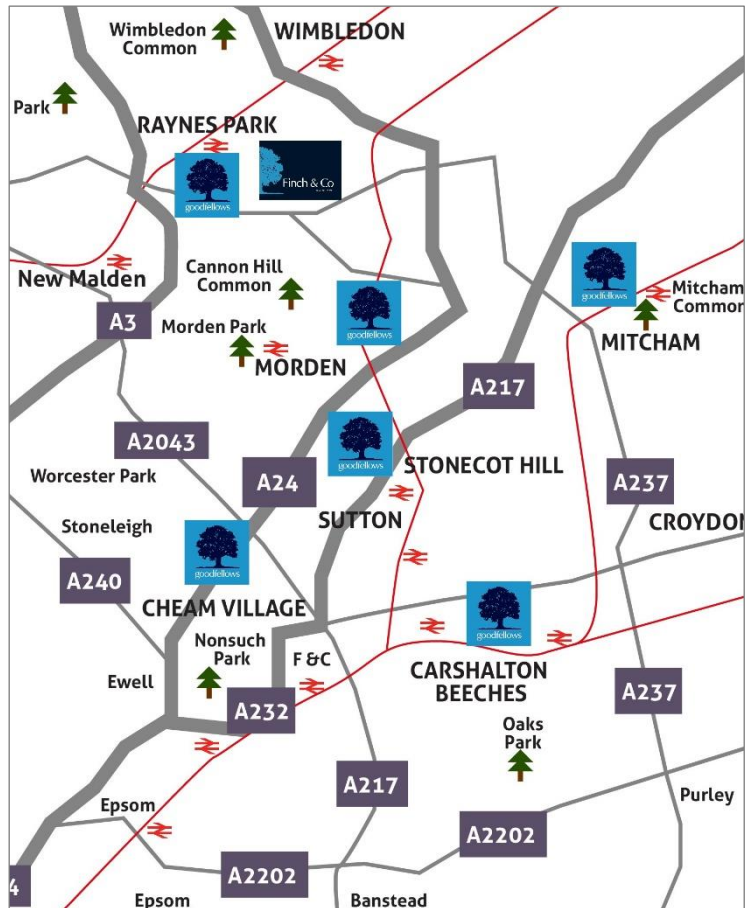


1st Floor  
Approx. Floor  
Area 31.5 Sq.M.  
(339 Sq.Ft.)

Total Approx. Floor Area 84.2 Sq.M. (907 Sq.Ft.)  
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