

Chestnut Close, Carshalton, SM5

Offers Over: £575,000

Freehold

Council Tax Band: D / EPC Rating: D





Chestnut Close, Carshalton

Simply Stunning.

This three bedroom semi-detached house offers beautifully maintained and presented family accommodation, with the bonus of an exceptionally large garden room. The main accommodation consists of a 11'3" x 18'9" living room, fitted kitchen with dining area, two double bedrooms with fitted wardrobes and storage, a third single bedroom, also with fitted storage, and a four piece family bathroom. Outside to the front is off street parking for two cars, and to the rear, a private garden which has been designed to provide plenty of space for recreational activities and entertaining, with a level lawn and well defined areas for dining and relaxing. The rear garden also contains a large garden room with electric points and downlights providing fantastic additional seating and recreational space together with storage areas and a WC. The property also offers potential for extension to the rear and into the loft (subject to the usual consents).

Located on a quiet cul-de-sac in a popular area of Carshalton; local transports links, shops and amenities are easily accessible. The closest stations are Hackbridge and Carshalton, both of which provide direct links 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.

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Entrance Hall

Part glazed front door with sidelights, under stairs cupboard housing meters, carpeted.

Lounge

11'3" x 18'9" (3.43m x 5.72m)

Double glazed window to the front aspect, coved ceiling, feature fireplace, carpeted.

Kitchen/Dining Room

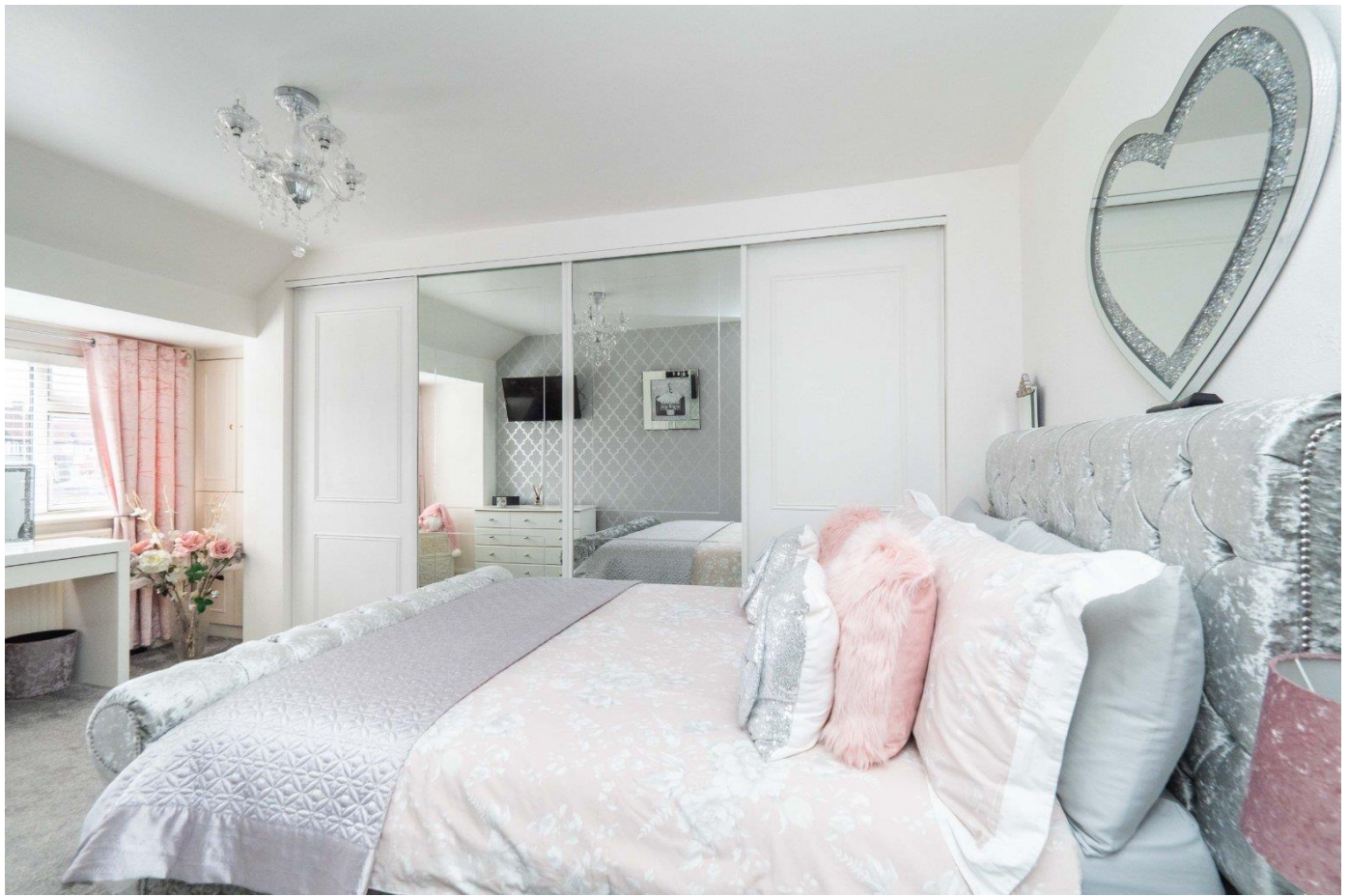
16'10" x 11'3" (5.13m x 3.43m)

Double glazed window to the rear aspect, part glazed doors to garden, range of wall and base units with contrasting work tops, integrated oven and grill, five ring gas hob with extractor hood, space for fridge freezer, dishwasher and washing machine, wood laminate flooring.

First Floor Landing

Double glazed window to the side aspect, access to boarded, carpeted.





Bedroom One

10'2" x 15'10" (3.1m x 4.83m)

Double glazed window to the front aspect, range of fitted wardrobes and storage, carpeted.



Bedroom Two

11'6" x 10'10" (3.5m x 3.3m)

Double glazed window to the rear aspect, range of fitted wardrobes and storage, carpeted.





Bathroom

5'7" x 8'6" (1.7m x 2.6m)

Obscure double glazed window to the rear aspect, part tiled, panel enclosed bath, shower cubicle, WC, hand basin vanity unit, extractor fan, heated towel rail, vinyl floor.



Bedroom Three

6'6" x 8'11" (1.98m x 2.72m)

Double glazed window to the front aspect, fitted wardrobe and shelving, carpeted.





Outside

To The Rear

Seating area, lawn with flower and shrub borders, further pebbled seating area, two garden sheds, side gates, external tap.

To The Front

Block paved drive providing off street parking for two cars, double glazed entrance porch, shared side access to rear garden.

Garden Room

Split into distinct areas offering storage and recreational space, electric points, downlighting, windows to the front aspect.

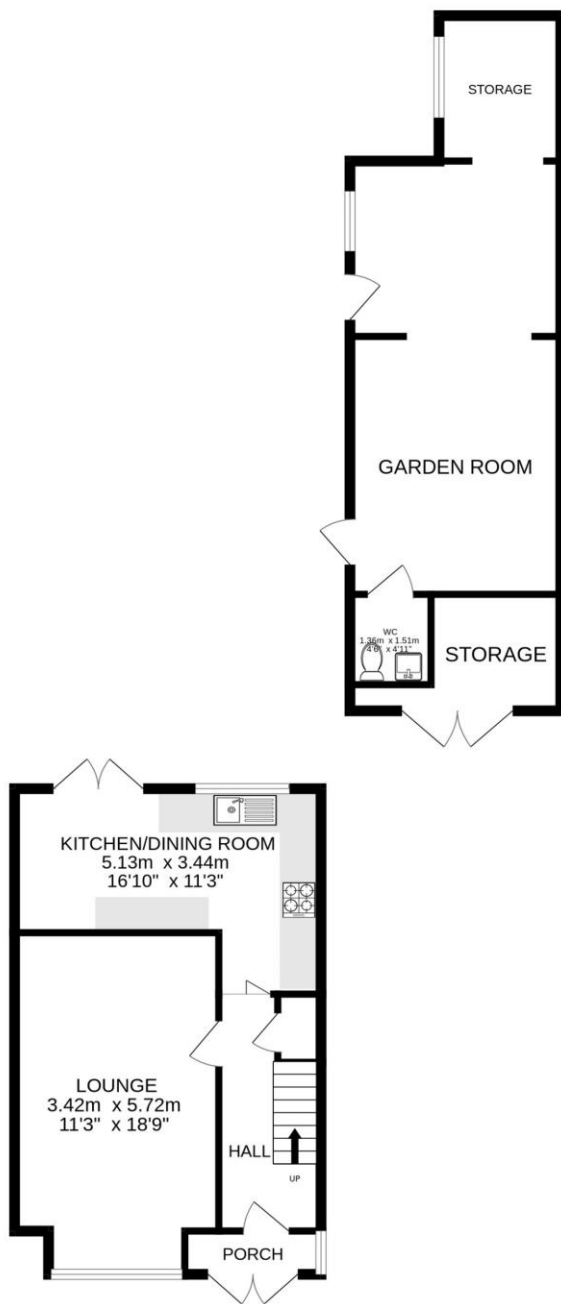
WC

4'6" x 4'11" (1.37m x 1.5m)

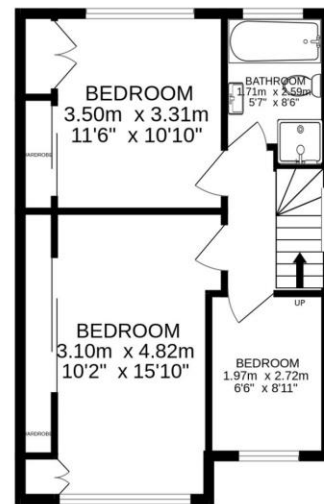
WC, hand basin vanity unit, access panel for independent fuseboard.

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

Your View...



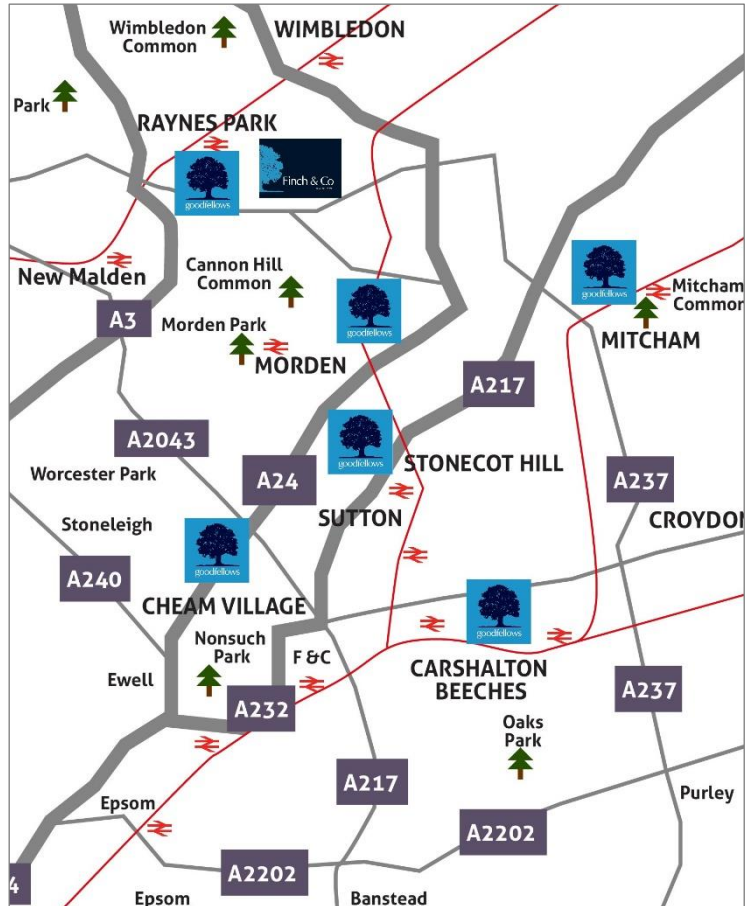
Ground floor
78.7 sq.m. (847 sq.ft.) approx.



1st floor
40.3 sq.m. (433 sq.ft.) approx.

TOTAL FLOOR AREA : 119.0 sq.m. (1280 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

Sutton Council

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