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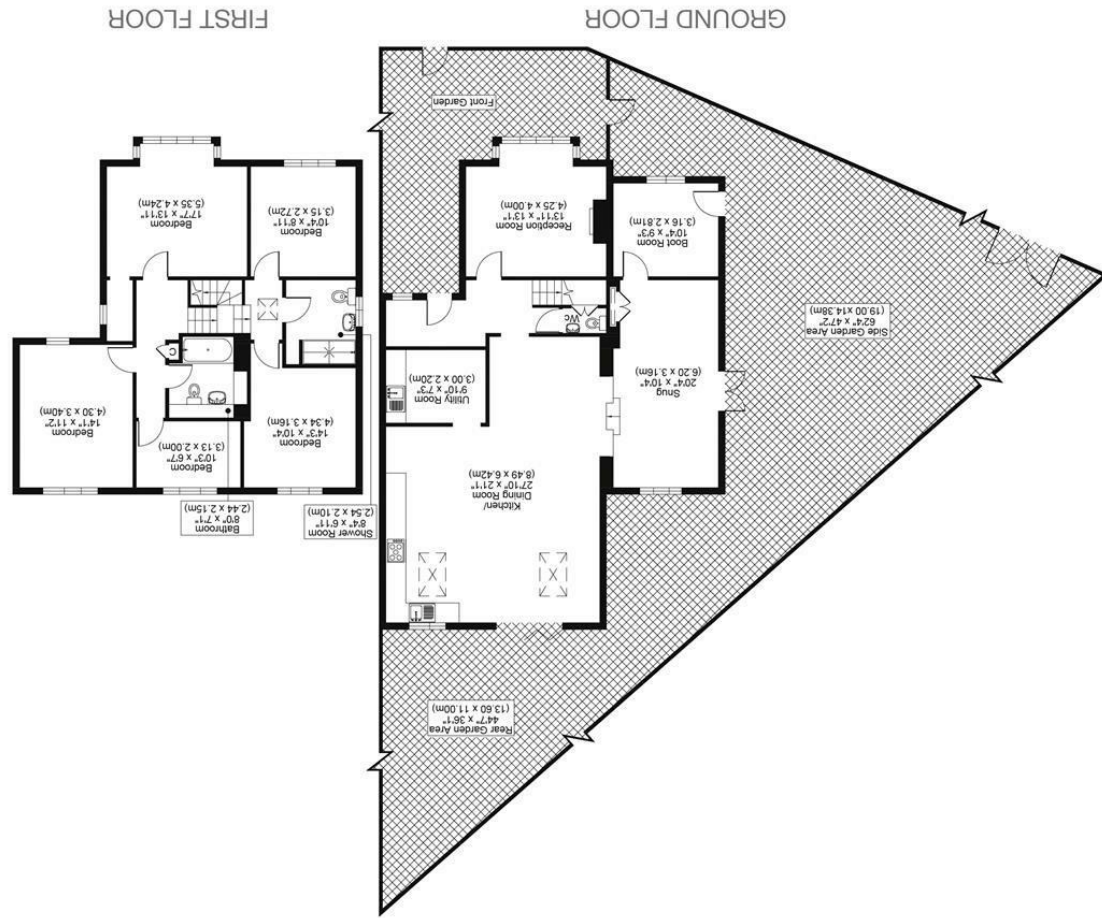
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



WOODSTOCK ROAD, SMS
 TOTAL APPROX FLOOR PLAN AREA 2126 SQ.FT (198 SQ.M)



CHRISTIES



WOODSTOCK ROAD, CARSHALTON SM5 3ED

OFFERS IN EXCESS OF £900,000

HIDDEN AWAY THROUGH THE TREES, YOU WILL FIND THIS FANTASTIC 5-BEDROOM SEMI-DETACHED FAMILY HOME, LOCATED LESS THAN A MILE AWAY FROM MAINLINE TRAIN STATIONS A SHORT DISTANCE TO LOCAL AMENITIES. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND PROVIDES A LIGHT, SPACIOUS ENTRANCE HALL INCLUDING GROUND FLOOR W/C AND ACCESS TO THE FRONT AND REAR RECEPTION ROOMS. THE FRONT RECEPTION ROOM BENEFITS FROM A BAY WINDOW AND BEAUTIFUL FIREPLACE, PERFECT FOR THOSE COZY WINTER EVENINGS. THE OPEN-PLAN KITCHEN, DINER, AND SNUG OFFERS PERFECT FAMILY LIVING. THE KITCHEN AND DINER, BENEFITS FROM FANTASTIC WORK TOP AND CUPBOARD SPACE WITH ACCESS TO THE ALL-IMPORTANT UTILITY ROOM/PANTRY. THE SNUG OFFERS FLEXIBLE FAMILY LIVING, CURRENTLY USED AS THE KIDS PLAY AREA, BUT THE POSSIBILITIES ARE ENDLESS! THIS ALSO LEADS TO A BOOT ROOM WITH ACCESS TO THE GARDEN. THE LARGE WRAP AROUND GARDEN IS ACCESSIBLE FROM THE KITCHEN/DINER, SNUG AND BOOT ROOM, WHICH REALLY DOES GIVE THE LIGHT AND AIRY FEEL THROUGHOUT. UPSTAIRS YOU ARE PRESENTED WITH TWO LUXURIOUS FAMILY BATHROOMS AND 5 FANTASTIC BEDROOMS, 4 OF WHICH ARE BRILLIANT DOUBLE ROOMS WITH A SMALLER SINGLE CURRENTLY USED AS AN OFFICE/STUDY. ADDITIONAL BENEFITS INCLUDE, GATED PARKING, UNDERFLOOR HEATING THROUGHOUT THE WHOLE HOUSE, ELECTRIC CAR CHARGING POINT, SOUGHT AFTER LOCATION AND PLENTY MORE! CALL OUR EXPERIENCED SALES TEAM TODAY TO ARRANGE A VIEWING.

- UNDERFLOOR HEATING THROUGHOUT!
- GATED PARKING
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND E
- EPC RATING C

