















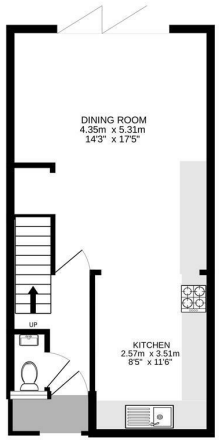
13 Hollymead, Carshalton, Surrey, SM5 2NT

Offers over £550,000

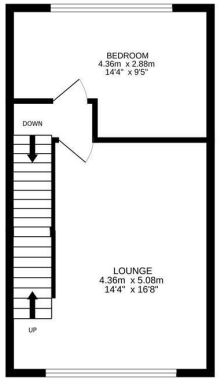
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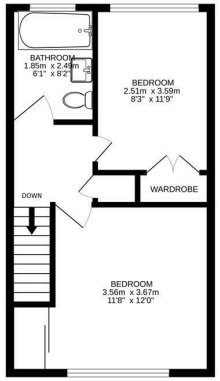
Floor Plan



Ground floor
36.9 sq.m. (397 sq.ft.) approx.



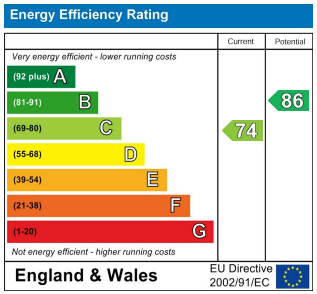
1st floor
34.3 sq.m. (369 sq.ft.) approx.



2nd floor
34.3 sq.m. (369 sq.ft.) approx.

TOTAL FLOOR AREA : 105.5 sq.m. (1136 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

Owners have lived at the property for 5 years.

Family have left the local area so the owners are exploring ways to be closer to them.

The loft is partially boarded, there is no drop down ladder.

There is a gas combi located in the kitchen.

It was installed 5 years ago and has been serviced.

The house (and Hollymead) was built in the 1960s.

Hollymead is a private street and is managed by a company called Proxim. The cost is around £400 per house per year for street maintenance and insurance.

Neighbours on both sides are families with teenage or younger children, Hollymead is a very friendly community, and there is a helpful whatsapp group connecting neighbours.

A sale would include integrated kitchen appliances (fridge, freezer, washing machine, dishwasher, two ovens and hob).

No other appliances would be included.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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