



CHRISTIES



CARSHALTON BEECHES

An extremely impressive and remarkably spacious detached family residence situated within Carshalton Beeches most desirable roads. This exceptional family home is offered for sale with no onward chain. Applicants should note the property offers huge scope for extension to side and rear (STPP), interested parties can take advantage of Christies Design & Build advisory service. Viewing is highly recommended by Christies.

34, WEST WAY, CARSHALTON BEECHES, SM5 4EW GUIDE PRICE £850,000

A spacious and imposing detached character property enjoying a highly favoured grass-verged and tree-lined setting in the heart of Carshalton Beeches with an impressive frontage, in-and-out driveway, detached garage and gated side access to a delightful, well established and secluded rear garden with lawn and patio.

The spacious well-presented accommodation benefits from gas central heating and double glazed windows.

On the ground floor there is an elegant welcoming reception hall, an impressive bay fronted sitting room, a superb dining room with lovely garden views, a fitted kitchen/breakfast room also overlooking the rear garden, a useful side lobby and downstairs WC. From the reception hall an impressive turning staircase leads to a bright spacious landing with four good bedrooms, a family bathroom and a separate WC.

There are numerous popular private and state schools within the area plus golf courses, health clubs, parks and downland. Carshalton Beeches provides a mix of cafés, restaurants, shops, local bus routes and mainline station with more extensive high street facilities at Sutton, Carshalton and Wallington with a choice of mainline stations.

There is good access by road towards central London and also south for Surrey greenbelt countryside and the M25.

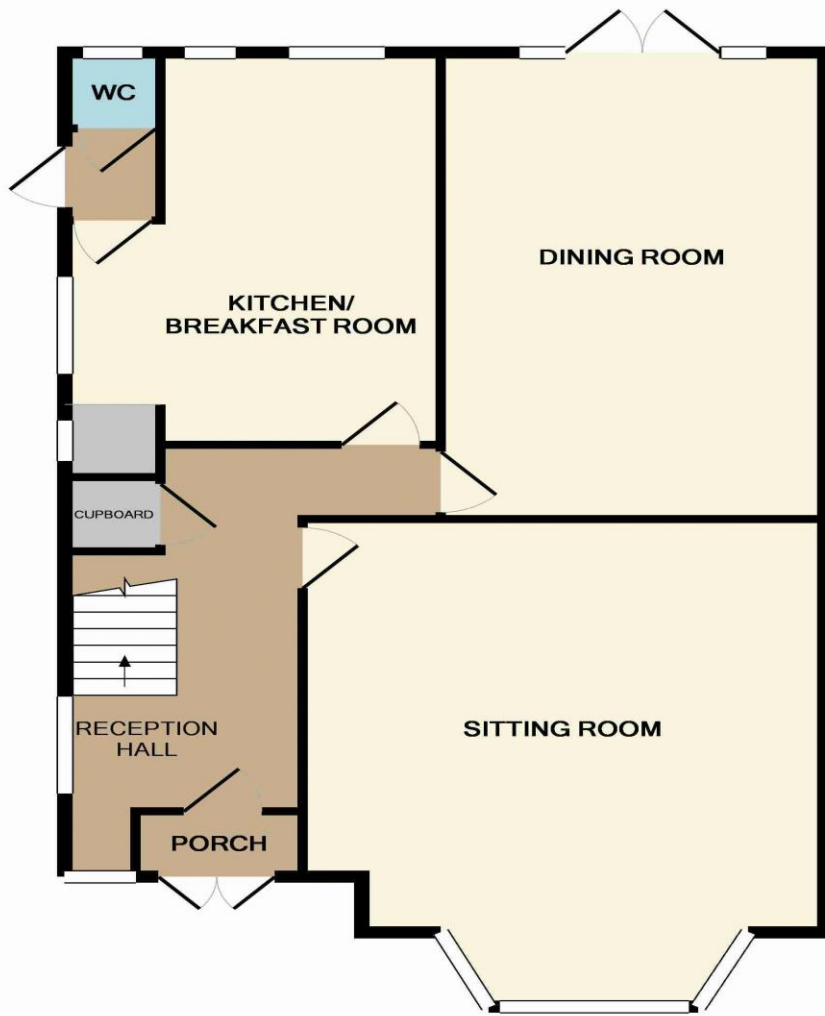




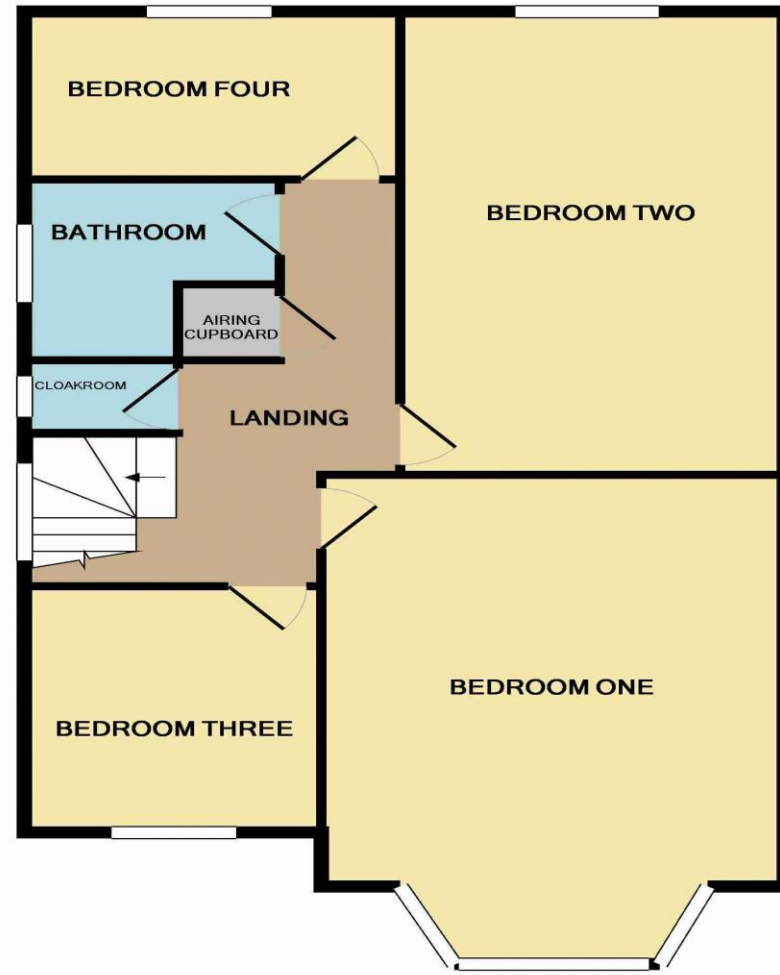








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

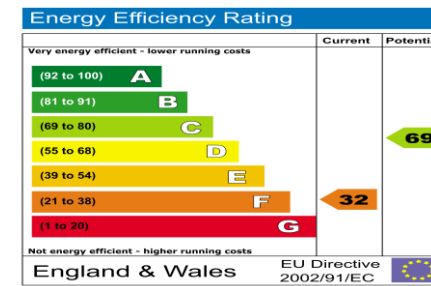
RECEPTION HALL - 14' 10" x 7' 6" (plus recess)
 SITTING ROOM - 18' 1" x 16' 6"
 DINING ROOM - 19' 5" x 12' 1"
 KITCHEN/BREAKFAST ROOM - 15' 2" x 11' 11"
 GARDEN LOBBY
 WC

FIRST FLOOR

LANDING - 16' 2" x 6' 9"
 BEDROOM 1 - 18' 10" x 14' 2"
 BEDROOM 2 - 18' 10" x 12' 2"
 BEDROOM 3 - 10' 1" x 10'
 BEDROOM 4 - 11' 10" x 6' 2"
 BATHROOM
 SEPARATE WC

OUTSIDE

FRONT GARDEN - 30' x 50'
 IN-OUT DRIVEWAY
 GARAGE - 15' x 8' 4"
 GATED SIDE ACCESS
 REAR GARDEN - 95' x 45'



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