

A four bedroom semi detached house of great character, well positioned in a sought after road close to Carshalton Beeches rail station and 'Barrow Hedges' school, The ground floor accommodation includes a 15'7 x 12'9 living room, a 15'0 x 11'8 dining room, a 20'7 x 7'10 kitchen breakfast room and a downstairs cloakroom. The first floor comprises a 15'7 x 12'0 master bedroom, 15'0 x 12'0 second bedroom, 9'0 x 7'10 fourth bedroom and a luxury family bathroom with four piece suite. The second floor contains the 16'8 x 13'2 third bedroom. Additional benefits include gas central heating, double glazing, garage and driveway and 120'0 west backing garden.



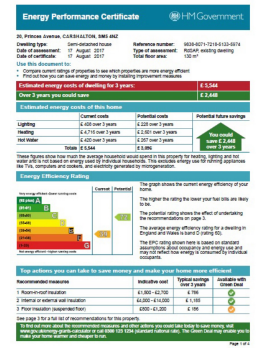
**Train Stations**

Carshalton Beeches 0.25 miles

**Nearest Schools**

Barrow Hedges 0.15 miles

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**£675,000**



**Princes Avenue, Carshalton Beeches, SM5 4NZ**



**Viewing arrangements**

If you would like to make an offer or to arrange a viewing call the sales team on **0208 642 1234**



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## Accommodation

- Entrance Hall**
- Living Room 15'7 x 12'9 (4.75m x 3.89m)**
- Dining Room 15'0 x 11'8 (4.57m x 3.56m)**
- Kitchen Breakfast Room 20'7 x 7'10 (6.27m x 2.39m)**
- Downstairs Cloakroom**
- First Floor Landing**
- Bedroom 1 15'7 x 12'0 (4.75m x 3.66m)**
- Bedroom 2 15'0 x 12'0 (4.57m x 3.66m)**
- Bedroom 4 8'11 x 7'10 (2.72m x 2.39m)**
- Family Bathroom**
- Second Floor Landing**
- Bedroom 3 16'8 x 13'2 (5.08m x 4.01m)**
- Rear Garden 120'0 (36.58m)**
- Garage & Driveway**



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- **Superb Semi Detached**
- **Four Bedrooms**
- **Two Reception Rooms**
- **Kitchen Breakfast Room**
- **Family Bathroom**
- **Downstairs Cloakroom**
- **Gas Central Heating**
- **Double Glazing**
- **Garage & Driveway**
- **120' Westerly Garden**



**PRINCES AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1470 SQ FT - 136.57 SQ M  
 (EXCLUDING SHEDS & GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHEDS: 100 SQ FT - 9.33 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 122 SQ FT - 11.32 SQ M



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