

Vincent Avenue, Carshalton, Surrey SM5 4HZ



Offers In Excess Of £765,000 Freehold



Three floors of luxury that makes for the perfect family home in an amazing, peaceful location. It's easy to fall in love at first sight here. Set against a leafy green background from The Oaks, this property offers a huge amount of space.

As you enter, the reception room on the left is one of the most important rooms in the house. The fireplace creates a warm and relaxing atmosphere with the large bay window bringing plenty of natural light, enhancing the wooden floors. The second reception room is more intimate. It looks to the back and has glass doors into the conservatory. The conservatory not only leads to the back garden but also into the kitchen and breakfast area. The kitchen is stunning, fully modern with matching units and worktops contrasting a tiled floor. You'll find modern amenities and the breakfast bar at the end offers a place to eat and socialize.

One great feature about all five of the bedrooms on the 1st floor is that they all include built-in storage. The Master bedroom benefits from a modern good size en-suite. All bedrooms are generously sized – so there won't be any complaints on size and shape. At the end of the hallway is the family bathroom. Return to the stairs and head to the second floor where we find two studies.

At the end of this floor is the final bedroom with more built-in storage, courtesy of stunning wardrobes. There's a bathroom right next door for convenience.

As for the back garden, a fantastic space in the area and well used by the family for gatherings or lazy afternoons. With a great lawn space to use and a patio for BBQs, the versatility is a key element here.



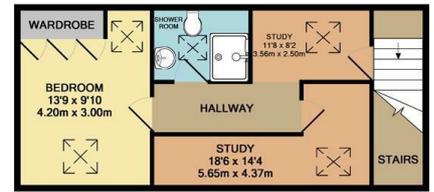




GROUND FLOOR
APPROX. FLOOR
AREA: 1108 SQ.FT.
(102.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA: 855 SQ.FT.
(79.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA: 430 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2390 SQ.FT. (222.1 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	72
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		50	63
	EU Directive 2002/91/EC		