



66A Beeches Avenue  
Carshalton Beeches | Surrey | SM5 3LW

FINE & COUNTRY





# Step inside

66A Beeches Avenue

- Four Bedrooms
- Two Bathrooms
- Recently Built
- 10 Year Guarantee
- Near 100ft Rear Garden
- No Onward Chain
- Stunning Interior
- Sought After Area
- EPC EER Rating B

A stunning, recently built four bedroom detached house which has been sympathetically crafted to match the surrounding period architecture. Uniquely combining modern living, eco-credentials and period stylised architecture this unique home, built as a one- off, cannot be missed.

The property is located within the highly sought after heart of Carshalton Beeches, an area of rich heritage offering an extremely settled family driven environment which most of the residents never move away from. Simply driving through the well-kept neighbourhood past local lavender fields with their rich scent will impart just some of what the area has to offer.

The accommodation provides everything you would expect from a house which benefits from being built from scratch:

A modern open-plan kitchen family room, four double bedrooms including a master bedroom with en-suite, low cost energy efficient running costs and natural light flooding the entire house. Ultimately, people choose newer builds as they are looking for an easy life and reassurance against defects. The owner has spared no expense and by installing oak floors, bi-fold doors, stone worktops and fitted Bosch appliances has ensured that the house will be luxuriously dressed to impress.











# Step outside

## Beeches Avenue

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Externally the rear garden measures circa 98ft in length. The large summer house towards the end of the garden provides some instant storage, etc.

In summary this is a spacious family home offering 1985 sq ft of interior accommodation including lounge, kitchen family room, utility room, cloakroom, four bedrooms and two bathrooms.

Locally, owners will enjoy two local high streets with a small yet convenient selection of shops and restaurants. Additionally, Carshalton Beeches train station runs services into Victoria (via Norbury and via Crystal Palace). The area sits between Sutton, Wallington and Banstead and has excellent schools including Barrow Hedges. A settled community which is not well known outside of its vicinity but offering much in the way of a Greater London location.

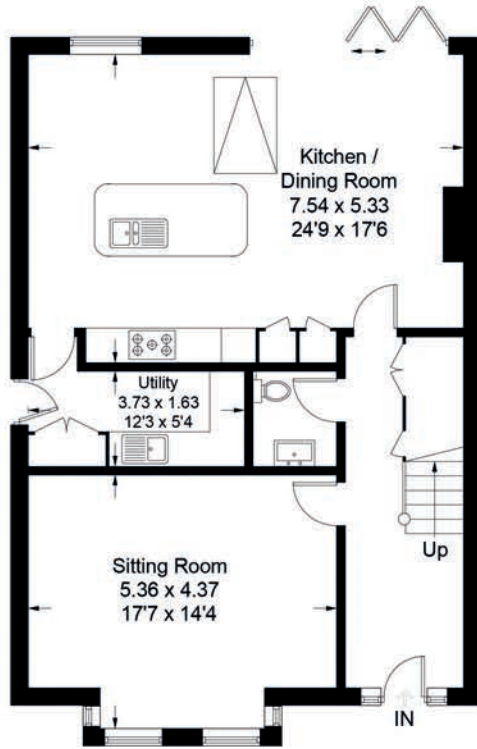




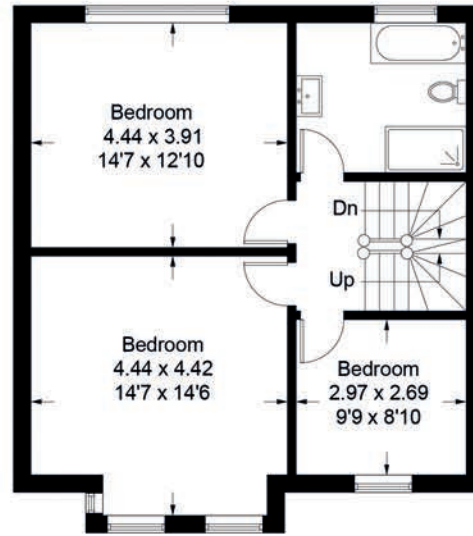




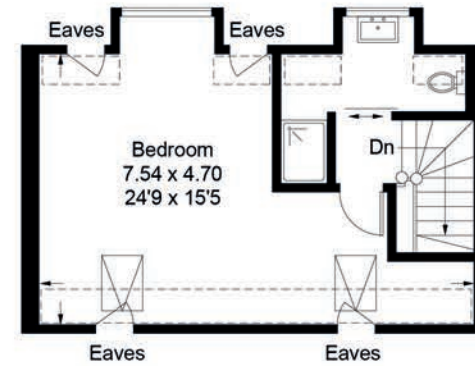
Approximate Gross Internal Area = 184.4 sq m / 1985 sq ft



**Ground Floor**

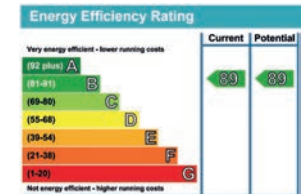


**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID347076)  
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