



Beeches Avenue | Carshalton | Surrey
Guide Price £900,000





Beeches Avenue, Carshalton,
Surrey

Guide Price **£900,000** **Freehold**

This substantial five bedroom detached family home is situated in the heart of Carshalton Beeches just a short walk from the station and close to a number of highly regarded schools. The property occupies a corner plot with ample off street parking and offers bright, spacious accommodation over three floors including two large reception rooms, a kitchen/dining room, five double bedrooms, two bathrooms and a cellar.

Entrance Hall

6.48mx3.10m(21'3" x 10'2")

Part glazed door with side light. Stairs to cellar and first floor.

Living Room

5.41mx5.41m(17'9" x 17'9")

Double glazed bay window to the front aspect. Feature fireplace with gas fire, wood mantel and stone hearth. Ceiling rose and coving.



Reception Room

5.41m x 4.42m (17'9" x 14'6")

Double glazed patio doors leading out to the garden. Double glazed window to the side aspect. Feature fireplace with gas fire, wood mantel and stone hearth. Ceiling rose and coving.

Kitchen / Dining Room

3.81m x 3.10m (12'6" x 10'2") - L Shape 3.23m x 2.59m (10'7" x 8'6")

Double glazed window to the rear aspect. Built in cupboards. Open to kitchen with a range of wall and base units, one and a half sink and drainer with tiled splash back. Integrated five ring gas hob, oven and grill. Space for appliances including washing machine, dishwasher and fridge freezer. Double glazed door and window to the side aspect.

Downstairs WC

Double glazed window to the side aspect. Wall mounted Worcester boiler. Low level WC and hand basin with tiled splash back.

Cellar

Double glazed window to the side aspect. Wall and base storage units. Fuse board.

First Floor Landing

Secondary glazed window to the side aspect.

Bedroom One

Double glazed bay window to the front aspect. Fitted wardrobes. Ceiling coving and picture rail.

Bedroom Two

Two double glazed sash windows to the rear aspect. Ceiling coving and picture rail.

Bedroom Three

Double glazed window to the rear aspect. Built-in storage cupboard.

Shower Room

Two double glazed windows to the side aspect. Fully tiled shower cubicle, low level WC, hand basin and built-in shelving.





Bedroom Four

Double glazed bay window to the front aspect. Ceiling coving and picture rail.

Second Floor Landing

Double glazed window to the side aspect. Access to eaves storage.

Bedroom Five

Double glazed window to the side aspect. Picture rail. Eaves storage.

Bathroom

Double glazed window to the side aspect. Panel enclosed bath, low level WC and hand basin.





Outside

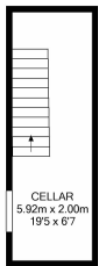
To The Front

In and out paved drive providing off street. Flower and shrub borders.

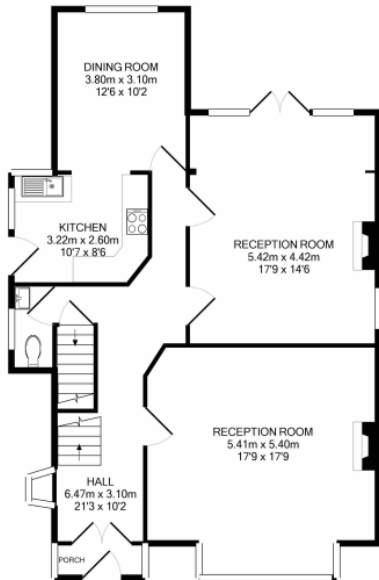
To The Rear

Mainly laid to lawn with flower and shrub borders. Paved patio area with inset pond. Drive providing off street parking and access to detached garage.

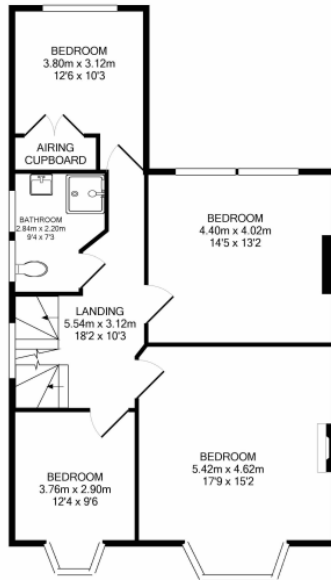




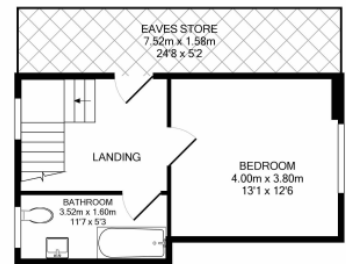
Basement Level
Approx. Floor Area
11.8 Sq.M.
(127 Sq.Ft.)



Ground Floor
Approx. Floor Area
92.0 Sq.M.
(990 Sq.Ft.)



1st Floor
Approx. Floor Area
78.7 Sq.M.
(847 Sq.Ft.)



2nd Floor
Approx. Floor Area
30.2 Sq.M.
(325 Sq.Ft.)

Total Approx. Floor Area 212.7 Sq.M. (2290 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Agents Notes

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

RESIDENTIAL SALES

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

T 0208 7732424

CarshaltonBeeches@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch