



Sunnymede Avenue | Carshalton | Surrey
£850,000





Sunnymede Avenue, Carshalton,
Surrey

£850,000 Freehold

A stunning five bedroom family home in a sought after road close to the local shops, restaurants and amenities of Carshalton Beeches. Ideally located for commuting to the City and near to a number of highly regarded primary and secondary schools; it also benefits from being in close proximity to leisure facilities including stables, parks and Oaks Golf Course. The property offers bright, comfortable accommodation which includes a spacious living / family room with bi-folding doors opening onto a paved patio. The patio looks out on a well maintained private garden and on to the golf course beyond. In addition, the property offers a modern integrated kitchen and dining area, study, utility area and on the first floor are five double bedrooms, the master with a fully tiled en-suite shower room and fitted wardrobes. To the front is a landscaped garden with ample off street parking and an integrated garage.

Entrance Hall

Part glazed front door with side lights. Under stairs storage. Cherry wood flooring.



Kitchen/Dining Room

6.20m x 3.61m (20'4" x 11'10")

Double glazed patio door to the rear aspect. Double glazed window to the front aspect. A range of wall and base units with inset sink, four ring induction hob with extractor hood, integrated oven, grill, fridge freezer and dishwasher.

Utility Room

Two double glazed sky lights. Space for washing machine and tumble dryer. Wall mounted Worcester boiler.

Sitting Room / Family Room

5.66m x 3.66m (18'7" x 12'0") - L Shape 5.64m x 2.97m (18'6" x 9'9")

Double glazed bay window to the front aspect. Double glazed bi-folding doors leading out to the paved patio. Cherry wood flooring.

Study

3.00m x 2.44m (9'10" x 8'0")

Double glazed window to the rear aspect. Ceiling coving. Cherry wood flooring.

Downstairs Cloakroom

Low level WC and hand basin with tiled splash back. Cherry wood flooring.

First Floor Landing

Double glazed window to the rear aspect. Airing cupboard. Access to boarded loft space.

Bedroom One

6.07m x 4.06m (19'11" x 13'4")

Two double glazed windows to the rear aspect. Fitted wardrobes. Two built-in storage cupboards. Wood laminate flooring.

Ensuite Shower Room

Fully tiled shower cubicle with hand basin on vanity unit.

Bedroom Two

4.01m x 2.44m (13'2" x 8'0")

Double glazed window to the front aspect. Fitted wardrobe. Ceiling coving and wood laminate flooring.





Bedroom Three

3.38mx2.92m(11'1" x 9'7")

Two double glazed windows to the front aspect. Wood laminate flooring.

Bathroom

Double glazed window to the front aspect. Part tiled with shower over a panel enclosed bath, hand basin and heated towel rail.

Bedroom Four

3.63mx3.10m(11'11" x 10'2")

Double glazed window to the front aspect. Fitted wardrobe.



Bedroom Five

2.97mx2.72m(9'9" x 8'11")

Double glazed window to the rear aspect. Wood laminate flooring.

Separate WC

Double glazed window to the rear aspect. Low level WC. Tiled floor.





Outside

To The Front

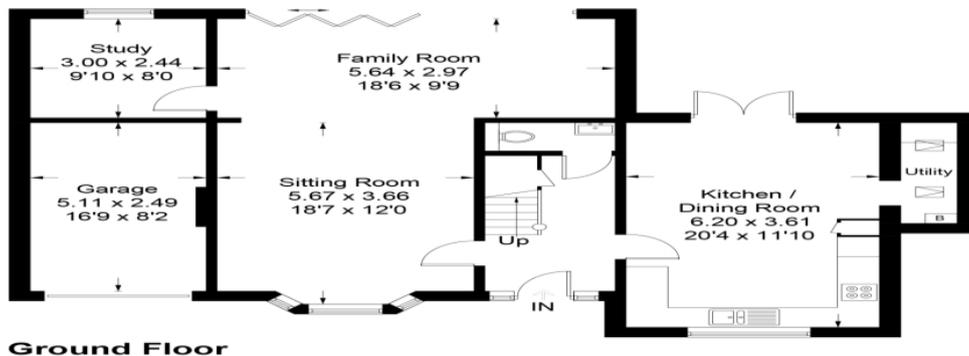
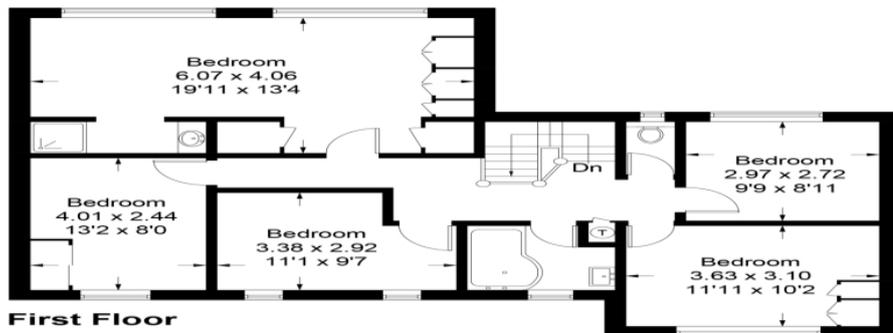
Paved drive providing off street parking for several cars. Access to integral garage. Flower and shrub borders. Canopied entrance.

To The Rear

Paved patio area with electric awning and lights. Steps down to lawn with flower and shrub borders. Garden shed. Garden overlooks Oaks Golf course.



Approximate Gross Internal Area = 167.8 sq m / 1806 sq ft
 Garage = 12.8 sq m / 137 sq ft
 Total = 180.6 sq m / 1943 sq ft



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. (ID339497
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Goodfellows Branch Network



Local Authority

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

Floorplan Clause

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For full EPC please contact the branch