



Grosvenor Avenue | Carshalton | Surrey
Guide Price £800,000



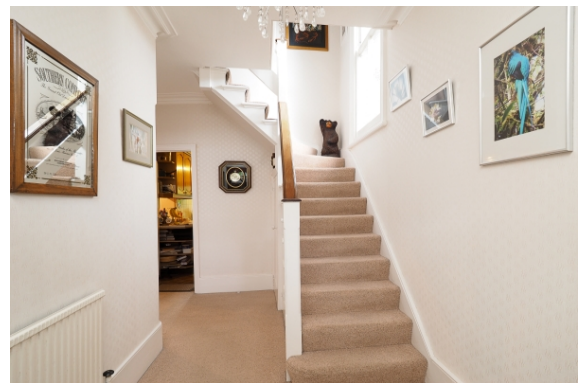


Grosvenor Avenue, Carshalton,
Surrey

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Freehold

Originally built in 1902 this detached house has been substantially extended to provide spacious, comfortable family accommodation. On the ground floor the property offers two large reception rooms together with a double glazed conservatory, a kitchen/breakfast room, study and utility room. There is plenty of access to the private rear garden which offers a well maintained lawn area with mature flowers and shrub borders as well as a paved patio, summer house and discreet courtyard garden to the side. Upstairs are four double bedrooms, a family bathroom and separate shower room. Outside to the front there is a integral garage, workshop/storage and off street parking for multiple cars. Located on a sought after road within Carshalton the property is within walking distance of both Carshalton Beeches and Wallington stations and a short distance from Wallington and Carshalton town centre which offers a variety of high street convenience stores, independent shops, restaurants and amenities. It is also ideally located for access to a number of highly regarded primary and secondary schools.



Entrance Hall

Part glazed front door with side light. Under stairs storage cupboard housing consumer unit.

Reception One

Double glazed bay window to the front aspect. Gas fire with feature surround. Ceiling coving.

Reception Two

Double glazed patio doors leading out to the conservatory. Double glazed door to the side leading out to courtyard garden and workshop/storage. Hatch to kitchen. Ceiling coving.

Conservatory

Double glazed conservatory with tiled floor.

Kitchen/ Breakfast Room

Double glazed patio doors to the rear aspect. A range of wall and base units with stainless steel sink and drainer unit and tiled splash backs. Space for appliances.

Utility Room

A range of wall and base units with stainless steel sink and drainer unit. Built-in storage and space for appliances. Door leading out to side of property.

Study

Double glazed window to the rear aspect.

Downstairs WC

Window to the side aspect. Low level WC and hand basin. Airing cupboard housing hot water tank.

First Floor Landing

Window to the side aspect. Ladder access to part boarded loft storage.

Bedroom One

Double glazed windows to the rear and side aspects. Hand basin set within vanity unit.

Bedroom Two

Double glazed windows to the front aspects. Hand basin set within vanity unit.





Bathroom

Double glazed windows to the front and side aspects. part tiled bathroom with shower over a panel enclosed bath, low level WC and hand basin.

Bedroom Three

Double glazed windows to the front and rear aspects. Hand basin set within vanity unit.

Shower Room

Part tiled with shower cubicle, low level WC, hand basin and heated towel rail. Tiled floor.

Bedroom Four

Double glazed windows to the rear aspect.





Outside

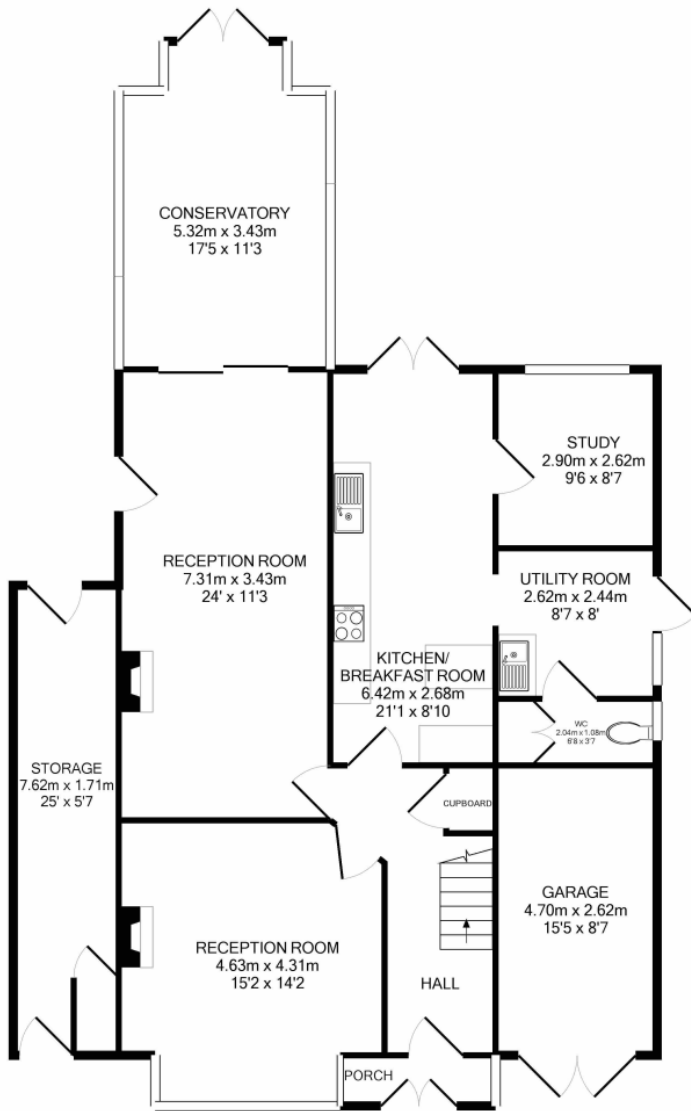
To The Front

Block paved front garden providing off street parking for multiple cars. Access to garage and workshop/storage. Step to double glazed secure entrance porch.

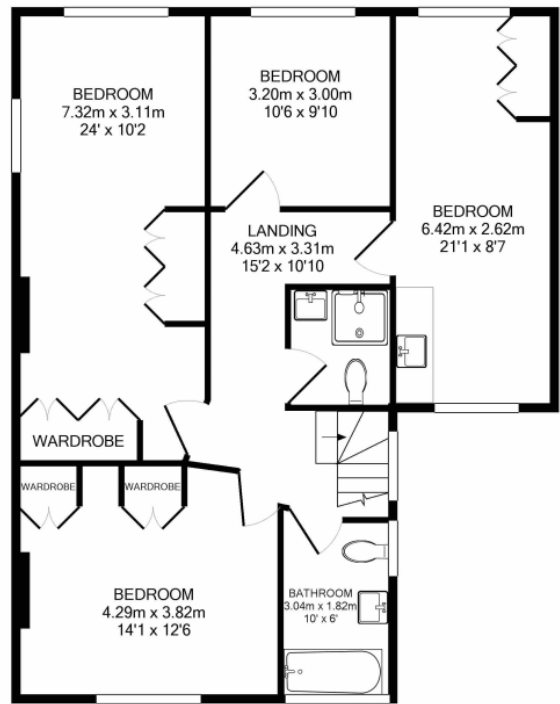
To The Rear

A well maintained south facing rear garden and conservatory. The garden is mainly laid to lawn with flower and shrub borders, paved patio area, water feature and ponds. There is also a summer house and courtyard garden with raised pond.





Ground Floor
 Approx. Floor
 Area 131.7 Sq.M.
 (1418 Sq.Ft.)



1st Floor
 Approx. Floor
 Area 84.3 Sq.M.
 (908 Sq.Ft.)

Total Approx. Floor Area 216.1 Sq.M. (2326 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

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