



Princes Avenue | Carshalton | Surrey
Guide Price £850,000





Princes Avenue, Carshalton,
Surrey

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Freehold

This spacious four bedroom detached property is located on one of Carshalton Beeches most sought after roads, close to a number of excellent primary and secondary schools and within walking distance of Carshalton Beeches station. The property has the generous room sizes and high ceilings expected of a property of this period and has been modernised and extended to provide comfortable family accommodation. On the ground floor there is a bright front reception room with shuttered bay window, oak flooring and wood burner; a dining room with patio doors opening onto a double glazed conservatory; a fitted kitchen with marble worktops and views over the garden and a utility room together with a downstairs cloakroom. On the first floor are three bedrooms, one with an en-suite shower room, and a luxurious four piece bathroom including a double shower cubicle and large wood panel enclosed bath. The second floor has been converted to provide a bright bedroom with en-suite shower and ample eaves storage. Outside to the front a block paved drive provides off street parking for several cars as well as access to the garage; to the rear is an attractive east facing garden



with wisteria covered walkway and pergola, paved seating areas and well maintained lawn and flower borders.

Entrance Hall

Part glazed front door with side light. Picture and dado rail. One under stairs and further large storage cupboard. Oak flooring.

Lounge

5.13m x 4.60m (16'10" x 15'1")
Double glazed shuttered bay window to the front aspect. Ceiling rose, coving and picture rail. Wood burning stove. Oak flooring.

Dining Room

4.60m x 4.60m (15'1" x 15'1")
Double glazed patio doors to the rear aspect. Ceiling rose, coving and picture rail. Oak flooring.

Conservatory

4.60m x 4.50m (15'1" x 14'9")
Double glazed conservatory. Wood flooring.

Kitchen

3.05m x 3.00m (10'0" x 9'10")
Double glazed window to the rear aspect. A range of wall and base units with marble work surfaces, stainless steel sink and drainer and tiled splash backs. Integrated four ring electric hob and oven with extractor hood. Space for fridge, freezer and dishwasher.

Utility Area

1.91m x 1.37m (6'3" x 4'6")
Part glazed door to the side aspect. A range of wall and base units with marble surfaces and tiled splash backs. Space for washing machine. Tiled floor.

Downstairs WC

Double glazed window to the rear aspect. Fully tiled with low level WC, hand basin and heated towel rail. Wall mounted Potterton boiler.

First Floor Landing

Double glazed window to the side aspect. Dado rail.





Bedroom One

4.60mx4.04m(15'1" x 13'3")

Double glazed shuttered window to the rear aspect. Picture rail.
Wood flooring.

Ensuite Shower Room

Double glazed window to the rear aspect. Fully tiled with shower cubicle, low level WC and hand basin. Wood flooring.

Bedroom Two

5.13mx4.04m(16'10" x 13'3")

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



Bedroom Three

3.02mx2.59m(9'11" x 8'6")

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

Bathroom

3.63mx2.97m(11'11" x 9'9")

Two double glazed windows to the rear aspect. Double shower cubicle, panel enclosed bath, low level WC, hand basin set in vanity unit with marble top and heated towel rail. Airing cupboard housing water tank. Wood flooring.





Second Floor Landing

Double glazed window to the side aspect.

Bedroom Four

7.21mx3.53m(23'8" x 11'7")

Double glazed Velux to the front and rear aspects. Eaves storage.

Ensuite Shower Room

2.11mx1.70m(6'11" x 5'7")

Double glazed velux to the rear aspect. Fully tiled with shower cubicle and hand basin.





Outside

Garage

Side hung doors. Power and light.

To The Front

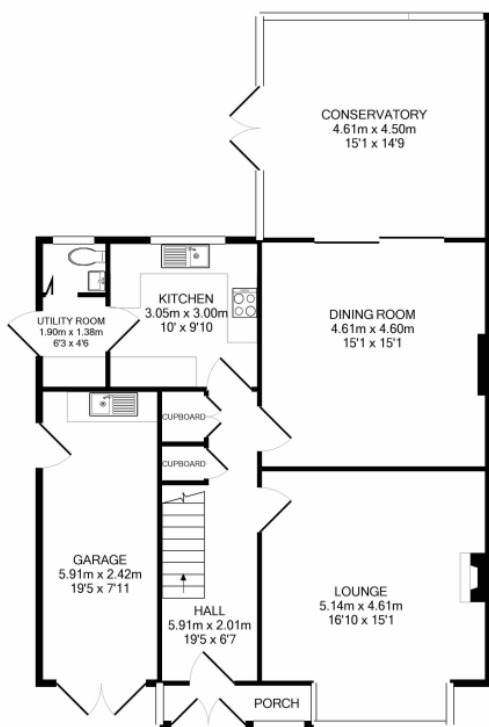
Front garden with privet hedge borders. Lawn with flower and shrub borders. Block paved driveway providing off street parking. Side gate to rear garden. Steps to double glazed porch entrance.

To The Rear

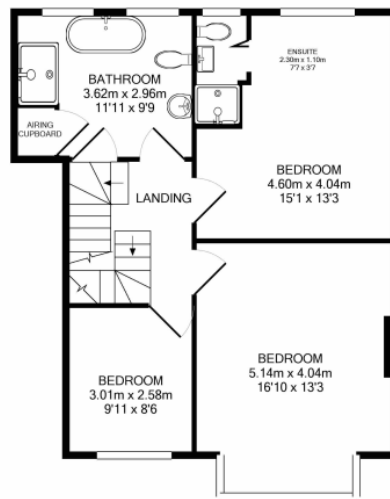
East facing private garden. Paved patio area with koi pond. Lawn with mature flower and shrub borders, wisteria covered walkway and pergola above further paved seating area. garden shed

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- LAND AND NEW HOMES
- CONVEYANCING

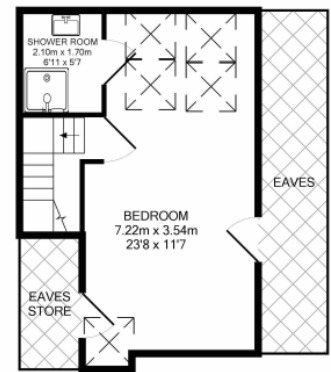
Your View...



Ground Floor
 Approx. Floor
 Area 105.9 Sq.M.
 (1140 Sq.Ft.)



1st Floor
 Approx. Floor
 Area 64.1 Sq.M.
 (690 Sq.Ft.)



2nd Floor
 Approx. Floor
 Area 30.4 Sq.M.
 (328 Sq.Ft.)

Total Approx. Floor Area 200.4 Sq.M. (2157 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

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

Measurements are approximate. Not to Scale. For Illustrative purposes only

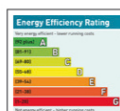
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For full EPC please contact the branch