



RESIDENTIAL SALES

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

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Beeches Avenue, Carshalton, Surrey



Overview...

- Heart Of Carshalton Beeches
- Four Bedroom
- Detached
- Walking Distance From Station
- Approx 100ft East Facing Garden
- New Build
- No Onward Chain
- EPC EER Rating: B

Our view...

This unique newly built detached house has been designed to blend with the surrounding architecture whilst still meeting the demands of contemporary family living. The accommodation includes an open plan kitchen, dining and living space with fully integrated kitchen and bi-folding doors leading out to a decked sun area; separate double aspect reception room, utility area, four double bedrooms, one with en-suite shower room and a four piece family bathroom. Outside there is off street parking for several cars and to the rear a landscaped east facing garden which extends to approximately 100ft. Finished to a high standard with integrated Bosch appliances, stone worktops, oak wood flooring and new carpeting; the property is also ideally located in the heart of Carshalton Beeches just a short walk from the station, local shops and restaurants and close to a number of highly regarded primary and secondary schools. The property has the added benefit of a 10 year guarantee and is being sold with no onward chain.

Guide Price £850,000
Freehold

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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Sitting Room

5.36mx4.37m(17'7" x 14'4")

Double glazed windows to the front and side aspects. Oak flooring.

Kitchen / Dining Room

7.54mx5.33m(24'9" x 17'6")

Double glazed bi-folding doors opening onto the garden. Double glazed windows to the rear and

side aspect. Roof lantern. A range of white gloss wall and base units and an island with inset sink and breakfast bar. Integrated appliances including gas hob with extractor hood, oven and grill and fridge freezer. Oak flooring.

Utility Room

3.73mx1.63m(12'3" x 5'4")

A range of wall and base units with sink and drainer unit. Built in storage cupboard.

Cloakroom/WC

Low level WC and hand basin.

Stairs To First Floor





Your view...



Bedroom One

4.44m x 4.42m (14'7" x 14'6")

Two double glazed windows to the front bay. Carpeted

Bedroom Two

4.44m x 3.91m (14'7" x 12'10")

Double glazed window to the rear aspect. Carpeted.

Family Bathroom

Double glazed window to the rear aspect. Part tiled four piece bathroom with panel enclosed bath, separate shower cubicle, low level WC, hand basin set within vanity unit and heated towel rail.

Bedroom Three

2.97m x 2.69m (9'9" x 8'10")

Double glazed window to the front aspect. Carpeted.

Stairs To Second Floor

Bedroom Four

7.54m x 4.70m (24'9" x 15'5")

Double glazed window to the rear aspect. Two double glazed skylights. Eaves storage. Carpeted.

Shower Room

Double glazed window to the rear aspect. Shower cubicle, hand basin set within vanity unit and low level WC.

Outside

To The Front

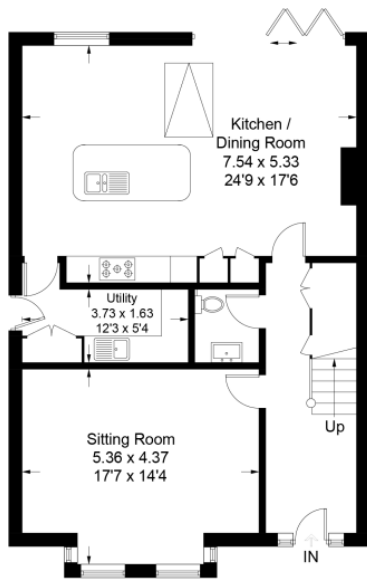
Block paved drive providing off street parking.

To The Rear

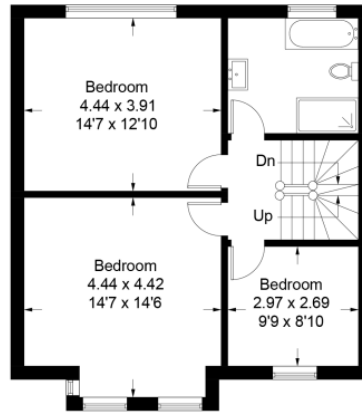
Landscaped east facing rear garden which extends to approximately 100ft. Mainly laid to lawn with flower and shrub borders, decked patio area and summerhouse.

Floor Plan

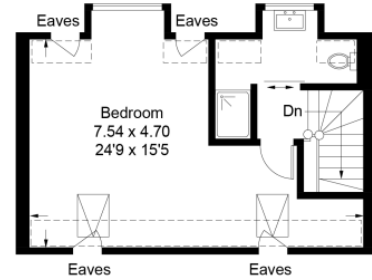
Approximate Gross Internal Area = 184.4 sq m / 1985 sq ft



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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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

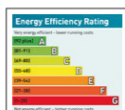
All Measurements are Approximate

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For full EPC please contact the branch

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