



RESIDENTIAL SALES

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

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Lytton Gardens, Wallington, Surrey



Overview...

- Open Plan Kitchen/Dining/Family Room
- Four Bedrooms
- En Suite To Master Bedroom
- Close To Highly Regarded Schools
- Garage And Off Street Parking
- EPC EER Rating: D

Our view...

This semi-detached four bedroom house is situated on a cul-de-sac within a popular residential area of Wallington close to Beddington Park, a number of highly regarded schools and to transport links and local shops and amenities. The property offers stylish, contemporary family accommodation which includes an open plan kitchen/dining/family room with bi-folding doors into the garden; additional front reception room; utility area, three first floor bedrooms; a four piece family bathroom and a second floor master bedroom with en-suite shower room. The property also has the benefit of a garage and off street parking.

Guide Price £580,000
Freehold

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



Lytton Gardens, Wallington, Surrey

Entrance Hall

Under stairs cupboard. Dado rail.
Tiled floor.

Lounge

3.76mx3.51m(12'4" x 11'6")
Double glazed bay window to the front aspect. Feature fireplace. Picture rail and coving.

Kitchen

6.20mx3.51m(20'4" x 11'6")
Double glazed bi-folding doors to the rear aspect. Two ceiling lanterns. A range of wall and base units together with island breakfast bar. Integrated five ring gas hob with extractor hood, integrated oven and grill, dishwasher and fridge freezer. Tiled floor. Open to:

Dining Room

4.42mx3.58m(14'6" x 11'9")
Feature fireplace. Tiled floor.

Utility Area

3.28mx3.18m(10'9" x 10'5")
Double glazed door to the side aspect. Space for washing machine and dishwasher.





Downstairs WC

Double glazed window to side aspect. Part tiled with WC and hand basin within vanity unit.

First Floor Landing

Double glazed window to the side aspect.

Bedroom Two

3.76mx3.51m(12'4" x 11'6")
Double glazed bay window to the front aspect. Feature fireplace. Picture rail and coving.

Bedroom Three

4.42mx3.30m(14'6" x 10'10")
Double glazed window to the rear aspect. A range of fitted wardrobes and storage. Picture rail and coving.

Bedroom Four

2.46mx1.85m(8'1" x 6'1")
Double glazed window to the front aspect. Picture rail and coving.

Bathroom

2.67mx2.31m(8'9" x 7'7")
Double glazed window to the rear aspect. Part tiled with shower

cubicle, enclosed bath , WC, hand basin and heated towel rail.

Second Floor Landing

Double glazed window to the side aspect

Master Bedroom

6.76mx4.27m(22'2" x 14'0")
Double glazed Velux to the front aspect. Double glazed doors opening onto Juliet balcony. Door to:

Ensuite

Double glazed window to the rear aspect. Fully tiled shower cubicle, hand basin and WC. Tiled floor.

Outside

Patio area and steps leading to lawn, fence surround ,shrub borders.

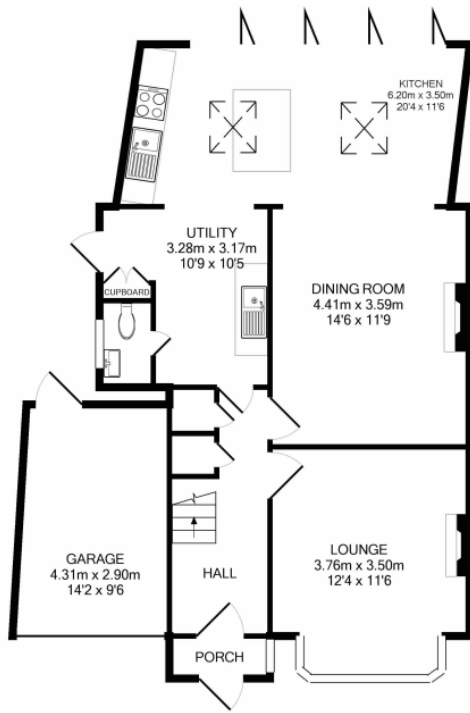
To The Front

Paved drive providing off street parking and access to garage. Lawned front garden with flower and shrub borders. Steps to canopied entrance.

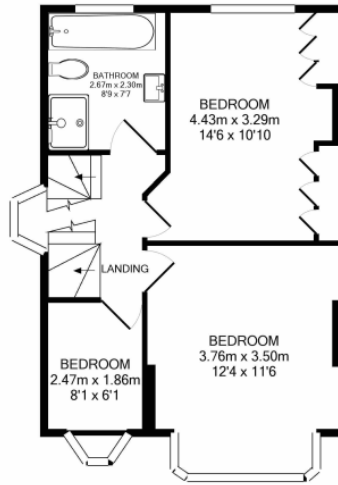
To The Rear

Paved sun patio with steps to lawn with shrub borders.

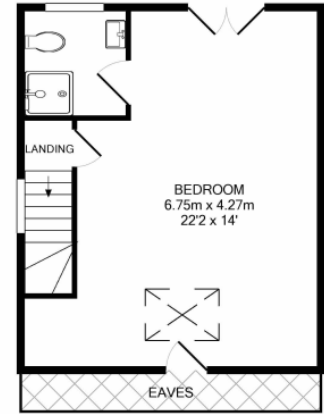
Floor Plan



Ground Floor
Approx. Floor
Area 83.1 Sq.M.
(895 Sq.Ft.)



1st Floor
Approx. Floor
Area 46.4 Sq.M.
(499 Sq.Ft.)



2nd Floor
Approx. Floor
Area 37.7 Sq.M.
(405 Sq.Ft.)

Total Approx. Floor Area 167.2 Sq.M. (1799 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62018

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

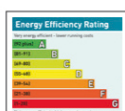
All Measurements are Approximate

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For full EPC please contact the branch

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