

Kennedys'

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44
Southway
Carshalton
SM5 4HW

****NOONWARDCHAIN****. A
Stunning 6-Bedroom Detached Family
Home in a Prime Location. This
beautiful family home, nestled in a
highly desirable residential road, boasts
six bedrooms and three floors of
spacious living accommodation
spanning nearly 3,000 square feet.

£1,250,000



- Sought after Residential Road
- Open plan kitchen & dining room
- Main bedroom with dressing room and en-suite
- Ample off street parking
- Six Bedrooms / Four bathrooms
- Close to good schools and transport links
- Large rear garden
- NOONWARDCHAIN

EPC: C



PROPERTY DESCRIPTION

The entrance hall is paneled with a cloakroom and a generous 25ft double-ended sitting room with a brick fireplace and solid fuel burner. The open-plan rear section comprises a kitchen, breakfast room, dining room, family area, shower room, and utility room. Upstairs, the first floor boasts four bedrooms, including the main bedroom with a dressing room, ensuite bathroom, and a family bathroom. The top floor features two additional bedrooms and a shower room.

The property boasts an appealing blend of modern specifications and original features, offering an opportunity to personalise and create a unique family home. The option to refurbish or extend the property could add value and appeal to potential buyers. The home benefits from double glazing, gas-fired heating by radiators, and is generally well presented. There is no onward chain, making it an attractive option for someone in a proceedable situation.

The property is conveniently located near excellent schools, including Seaton House, Sutton High, Harris Academy, and Sutton Grammar schools. The M25 is within 6 miles, and direct trains to central London and several bus routes are easily accessible. The area offers many recreational amenities, such as tennis clubs, golf courses, horse trails, and more, making it an ideal location for families.

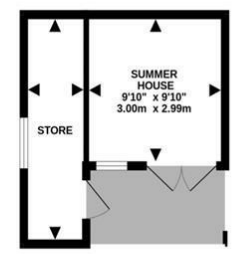




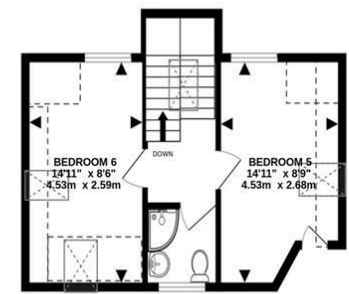




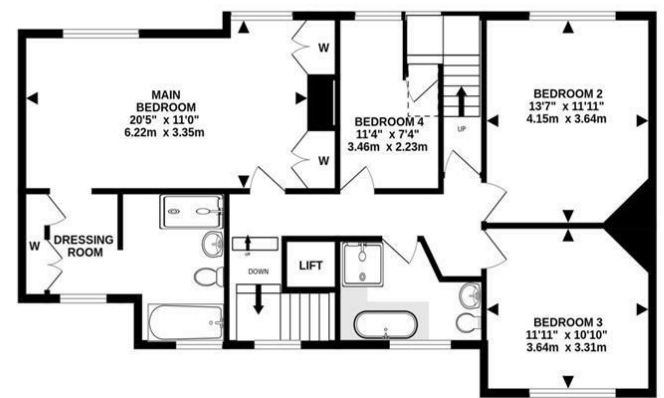
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SUMMER HOUSE
162 sq.ft. (15.1 sq.m.) approx.

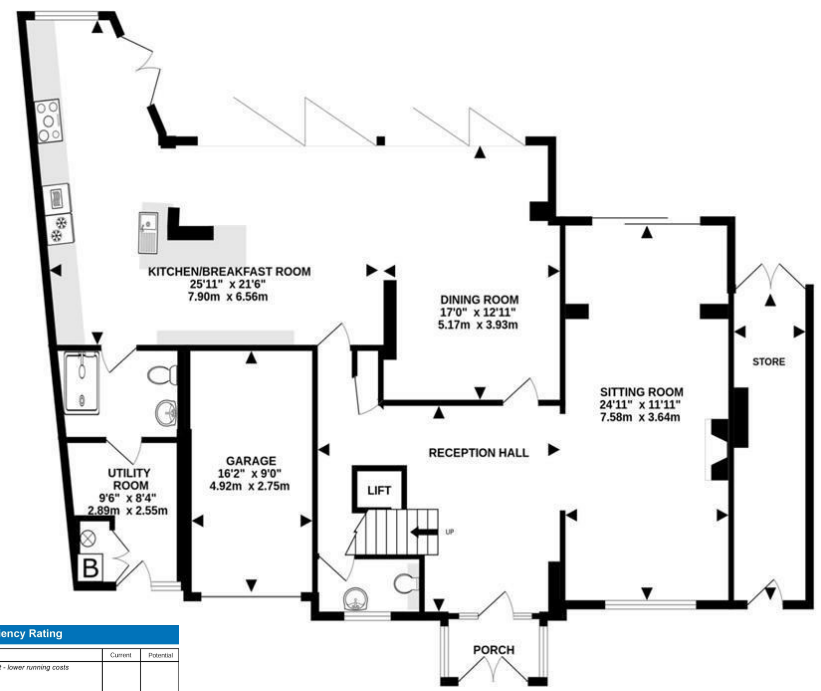


2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
934 sq.ft. (86.8 sq.m.) approx.

TOTAL FLOOR AREA : 2979 sq.ft. (276.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
1544 sq.ft. (143.4 sq.m.) approx.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Current: 73 Potential: 80

44, Southway

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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