Crichton Road, Carshalton Beeches , Surrey, SM5 3LS
Offers in Excess of £925,000

A fantastic opportunity to acquire this incredibly spacious Detached family home, with a double storey extension providing 4 bedrooms, master suite with dressing room & en-suite potential, 3 receptions, with a huge kitchen/diner, which has the bones of the extension, but provides an opportunity to finish the project to your own desired specification. Located just minutes from Carshalton Beeches station and surrounded by local amenities including outstanding schools, shops, restaurants, transport & leisure facilities.

*Detached Extended Large Family Home - NO CHAIN
*Attached Garage & Large Rear Garden
*18'5 x 33' Rear Extension (Kitchen/Diner)
potential - unfinished *Two Bathrooms, further en-
suite potential & G/F WC

Storm Porch
Front door leading to:

Entrance Hall
Large walk in cupboards - cloakroom space etc. Doors
leading to:

Reception Room - 20' 1" x 9' 7" (6.12m x 2.92m)
Front aspect

Reception Room - 15' 6" x 12' 6" (4.72m x 3.81m)
Rear Aspect, door leading to rear extension

Kitchen - 9' 1" x 9' 10" (2.77m x 2.99m)
Currently existing kitchen,, door to possible
utility/storage, leading to large pantry. Door into
garage.

Pantry - 9' 1" x 4' 7" (2.77m x 1.40m)

**Large Rear Extension - Potential Kitchen/Dining
Room - 18' 5" x 33' 0" (5.61m x 10.05m)**
Extension for completing to own specification

Ground Floor WC
Front aspect

Stairs to first floor landing
Doors to:

Bedroom 1 - 23' 4" x 9' 6" (7.11m x 2.89m)
Front aspect, large built in wardrobe cupboards

Bedroom 2 - 10' 9" x 14' 4" (3.27m x 4.37m)
Front aspect, built in storage cupboard, door to en-suite shower room

En-Suite Shower Room

Bedroom 3 - 16' 10" x 9' 6" (5.13m x 2.89m)
Rear aspect

Bedroom 4 - 12' 5" x 12' 2" (3.78m x 3.71m)
Rear aspect, leading into first floor rear extension, potential dressing room and en-suite
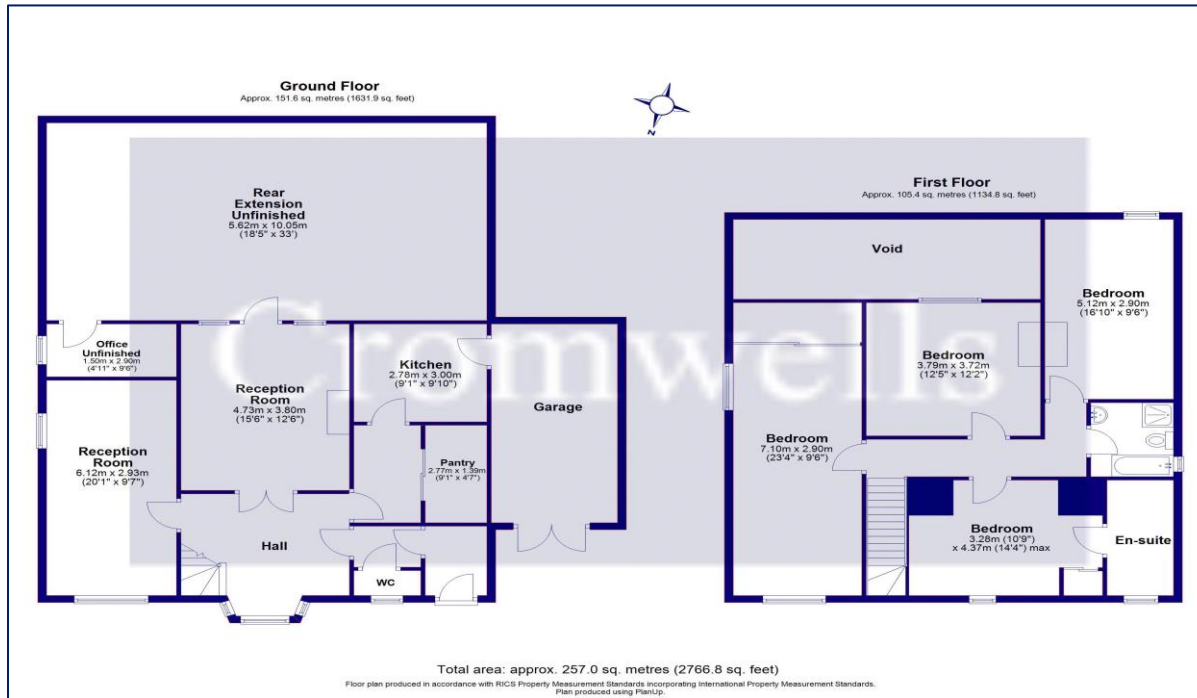
Family Bathroom

Outside

Attached Garage
With front and internal access from existing kitchen

Large Rear Garden

Driveway for off street parking

Ground Floor
Approx. 151.6 sq. metres (1631.9 sq. feet)

Rear Extension Unfinished
5.62m x 10.05m
(18'5" x 33')

Office Unfinished
1.50m x 2.90m
(4'11" x 9'6")

Reception Room
4.73m x 3.80m
(15'6" x 12'6")

Kitchen
2.78m x 3.00m
(9'1" x 9'10")

Garage

Reception Room
6.12m x 2.93m
(20'1" x 9'7")

Pantry
2.77m x 1.39m
(9'1" x 4'7")

Hall

WC

First Floor
Approx. 105.4 sq. metres (1134.8 sq. feet)

Void

Bedroom
5.12m x 2.90m
(16'10" x 9'6")

Bedroom
3.79m x 3.72m
(12'5" x 12'2")

Bedroom
7.10m x 2.90m
(23'4" x 9'6")

Bedroom
3.28m (10'9")
x 4.37m (14'4") max

En-suite

Total area: approx. 257.0 sq. metres (2766.8 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		