



The Warren, Carshalton Beeches, Surrey, SM5 4EQ
Guide Price £1,300,000

An attractive and extended five bedroom detached residence, providing extensive accommodation, including five bedrooms, three generous reception rooms and a 30ft conservatory. The property also benefits from a 135ft south facing rear garden and is ideally located in one of Carshalton Beeches premier roads, which is close to local schools, shops and excellent transport links.



***Large Driveway *Two Bathrooms
*Kitchen/Breakfast Room
*Premier Road**

Front Door to:

Entrance Hall

**Reception Room - 15' 5" into bay x 12' 7" max
(4.70m x 3.83m)**

**Dining Room - 13' 0" into bay x 10' 6" max (3.96m x
3.20m)**

Downstairs Cloakroom

Family Room - 16' 6" x 12' 3" (5.03m x 3.73m)
Door to conservatory.

Kitchen - 18' 1" x 10' 5" (5.51m x 3.17m)

Breakfast Room - 12' 3" x 9' 5" (3.73m x 2.87m)
Doors to:

**Conservatory - 31' 0" max x 14' 4" max (9.44m x
4.37m)**
Doors to garden.

Stairs to First Floor Landing

Bedroom One - 14' 9" x 10' 6" (4.49m x 3.20m)

Door to:

En-suite Shower Room

Bedroom Two - 15' 5" into bay x 12' 7" max (4.70m x 3.83m)

Bedroom Three - 13' 0" into bay x 10' 6" max (3.96m x 3.20m)

Bedroom Four - 12' 4" x 9' 1" (3.76m x 2.77m)

Bedroom Five - 10' 2" x 8' 11" (3.10m x 2.72m)

Family Bathroom

Outside

Rear garden extending to approx. 135ft.

Summer House - 20' 0" x 12' 0" (6.09m x 3.65m)

To Front:

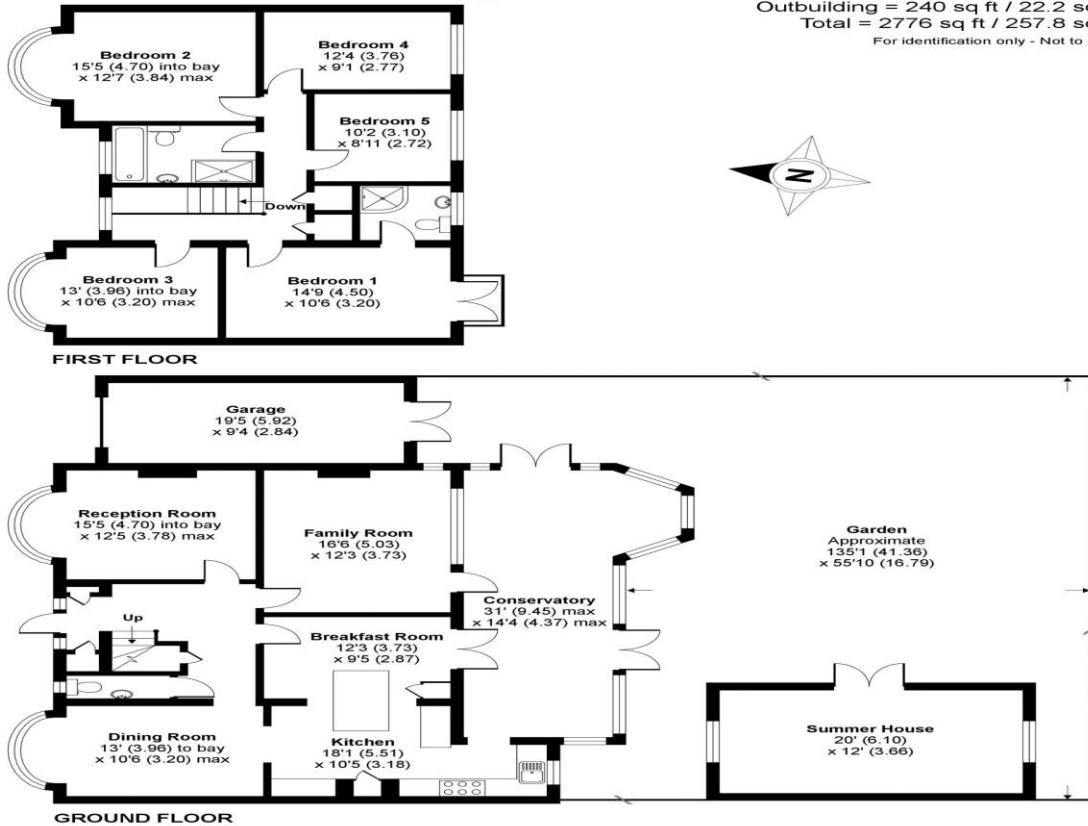
Garage - 19' 5" x 9' 4" (5.91m x 2.84m)

Large Driveway for Off Road Parking



The Warren, Carshalton, SM5

Approximate Area = 2536 sq ft / 235.5 sq m (includes garage)
 Outbuilding = 240 sq ft / 22.2 sq m
 Total = 2776 sq ft / 257.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 783564

Council Tax - G
Local Authority: London Borough of Sutton
Tenure - Freehold



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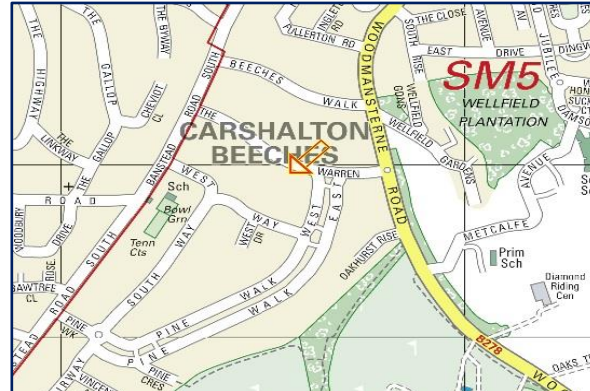


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		



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