



30 Kenny Drive, Carshalton Beeches, SM5 4PH



Offers over £1,000,000

**WH WATSON HOMES**  
Estate Agents

# 30 Kenny Drive

## Carshalton Beeches, SM5 4PH

Watson Homes are delighted to offer this impressive 4-5 DOUBLE BEDROOM detached family home in the sought after Sovereign Park development of Carshalton Beeches, providing over 1900 sq ft of spacious accommodation.

The property has a modern and bright interior throughout, and also offers two garages, off street parking and a well maintained rear garden.

Kenny Drive is ideally located for those looking to be close to popular local schools, with Stanley Park Junior, Bandon Hill Woodfield, and Oaks Park High School all within walking distance. The area is well serviced for transport links with Carshalton Beeches train station and various bus links easy accessible, plus a variety of local shops nearby including a post office on the development.



### Accommodation

#### Entrance Hall

Double glazed window to the front aspect, under stairs storage, stairs to first floor.

Living Room 19' 5" x 13' 2" (5.92m x 4.01m )

Double glazed window to the front aspect, feature fireplace.

Dining Room 13' 2" x 9' 2" (4.01m x 2.79m )

Double glazed window to rear aspect.

Kitchen / Breakfast Room 11' 7" x 11' 6" (3.53m x 3.51m )

Double glazed windows to rear aspect, a range of base and wall units with tiled splash back, integrated four ring gas hob with extractor hood, wall mounted oven and grill, integrated dishwasher and fridge/freezer.

Utility Room 6' 7" x 6' 7" (2.01m x 2.01m )

Double glazed window to rear aspect, part glazed door to side aspect, space for washing machine, sink and drainer.

#### Downstairs WC

Tiled floor, part tiled walls, pedestal hand basin, WC,





towel rail.

Study 10' 2" x 8' 6" (3.1m x 2.59m )

Double glazed window to front aspect (currently being used as a bedroom).

First Floor Landing

Double glazed window to front aspect.

Master Bedroom 18' 4" x 15' 9" (5.59m x 4.8m )

Double glazed windows to front aspect, a range of fitted wardrobes and storage.

En-Suite Shower Room 7' 3" x 6' 4" (2.21m x 1.93m )

Double glazed window to rear aspect, fully tiled walls, tiled floor, shower cubicle, WC and hand basin.

Second Bedroom 14' 2" x 13' 2" (4.32m x 4.01m )

Double glazed window to front aspect, a range of fitted wardrobes and storage.

En-Suite Shower Room 7' 4" x 5' 4" (2.24m x 1.63m )

Double glazed window to side aspect, fully tiled walls, WC, shower cubicle, pedestal hand basin.

Third Bedroom 13' 2" x 9' 1" (4.01m x 2.77m )

Double glazed window to rear aspect, fitted wardrobe.

Fourth Bedroom 12' 6" x 8' 7" (3.81m x 2.62m )

Double glazed window to front aspect, fitted wardrobe.

Family Bathroom 8' 4" x 6' 4" (2.54m x 1.93m )

Double glazed window to rear aspect, tiled floor, part tiled walls, WC, panel enclosed bath, pedestal hand basin.

Outside

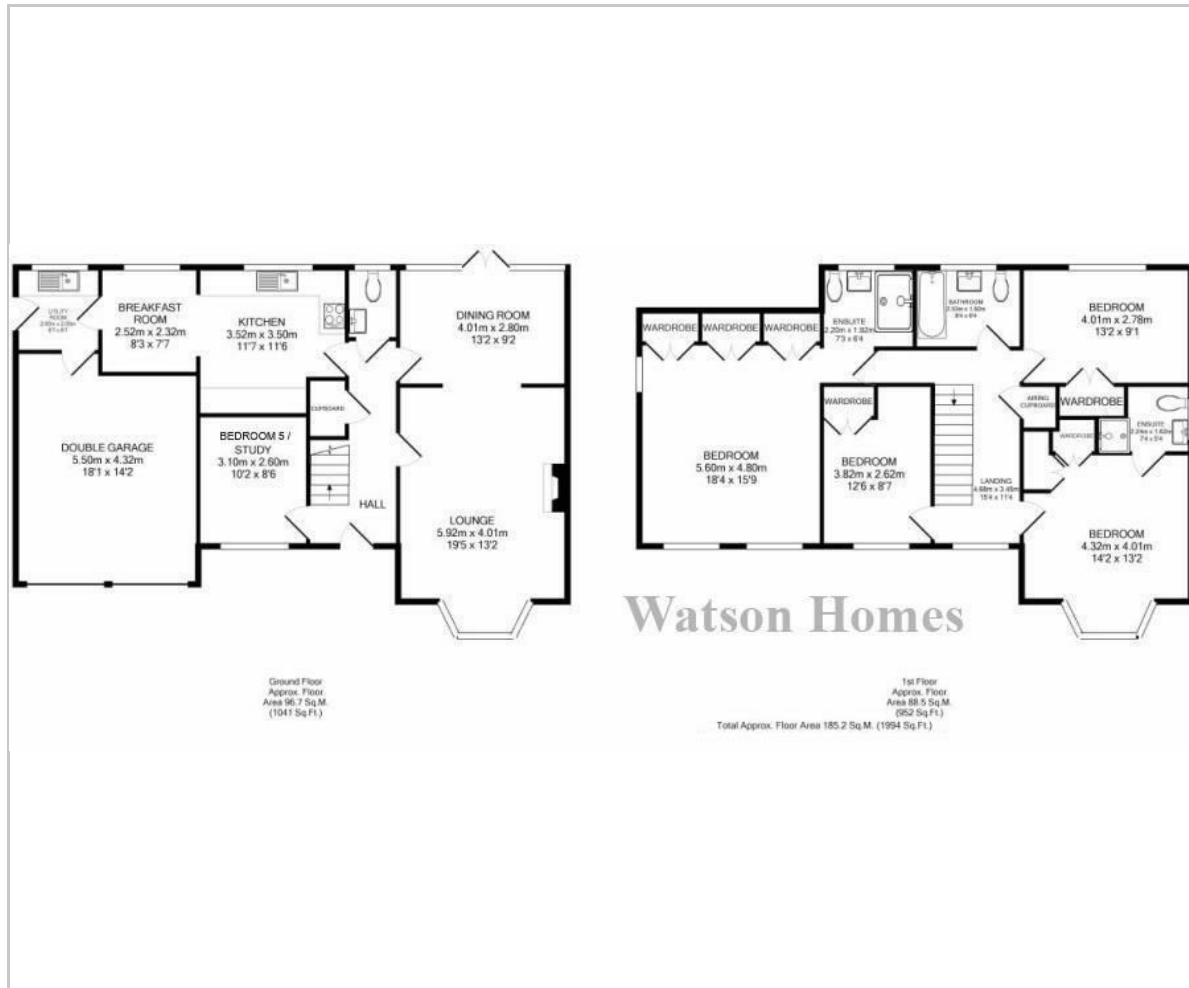
To The Front

Block paved driveway providing off street parking for two cars and access to garage. Front garden with gravel beds and pathway to canopied entrance.

To The Rear

Patio area, lawn with fence surround.

## Floor Plan

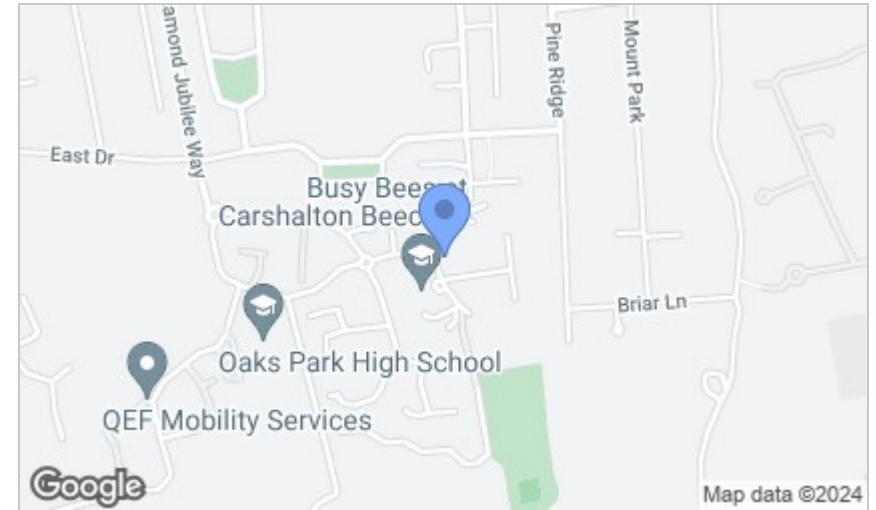


## Viewing

Please contact our Watson Homes Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

