



16 Kenny Drive, Carshalton Beeches, SM5 4PH



5



3



3

Guide price £975,000

WH WATSON HOMES
Estate Agents

16 Kenny Drive, Carshalton Beeches, SM5 4PH

Situated in a sought after modern development in Carshalton Beeches, Watson Homes are delighted to offer this stunning five bedroom, three bathroom detached family home. This contemporary property benefits from a modern and bright interior throughout, with spacious accommodation across three floors, a well maintained garden, a double garage and off street parking. The property features an open plan kitchen/breakfast room and a utility room, a downstairs WC and two reception rooms. Upstairs you will find five well proportioned bedrooms, two with ensuite shower rooms and a family bathroom.

Kenny Drive is ideally located for those looking to be close to popular local schools, with Stanley Park Junior, Woodfield Junior, 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. There also a mini supermarket, nursery and children's play area within the development.

16 Kenny Drive

Carshalton Beeches, SM5 4PH

Accommodation
Sheltered Entrance
Obscure stained glass wooden front door to..

Spacious Entrance Hall
Single panel radiator, decorative mouldings and coved ceiling, wall mounted thermostat and alarm panel.

Lounge
UPVC double glazed windows to front and side aspects, feature cast iron fireplace with granite hearth, two double panel radiators, coved ceiling.

Dining Room
UPVC double glazed windows and doors to rear aspect, coved ceiling, double panel radiator.

Kitchen/Breakfast Room
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid 1 1/2 half bowl sink and mixer tap, integrated dishwasher, integrated oven/grill, integrated fridge/freezer, inlaid gas hob with pull-out extractor fan above, tiled flooring, double panel radiator, UPVC double glazed windows to rear aspect.

Utility Room
Storage cupboards, roll top work surface with sink and chrome taps, space and plumbing for washing machine and tumble dryer, wall mounted boiler, double panel radiator, double glazed door to rear aspect.

Downstairs WC
Consisting of low level flush WC, pedestal wash hand basin with chrome taps, access to under stairs storage cupboard, single panel radiator, obscure double glazed window to side aspect, tiled flooring, part tiled walls.

Stairs to 1st floor Landing
UPVC double glazed window to side aspect, double panel radiator, large storage cupboard.

Bedroom Two
UPVC double glazed window to front aspect, double panelled radiator, fitted wardrobes and dressing area, feature port hole window to front.

Ensuite Shower Room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel, tiled flooring, part tiled walls, shaver point, extractor fan, obscure UPVC double glazed window to side aspect.





Bedroom Three
UPVC double glazed window to front aspect, double panel radiator, built in wardrobe.



Bedroom Four
UPVC double glazed window to rear aspect, single panelled radiator, built-in wardrobe.

Bedroom Five
UPVC window to rear aspect, single panel radiator, built in wardrobe.

Family Bathroom
Comprising panel enclosed bath with chrome taps, pedestal wash hand basin with chrome taps, low-level flush WC, tiled flooring, part tiled walls, shaver point, extractor fan, double panel radiator, obscure UPVC double glazed window to rear aspect.

Second floor
UPVC double glazed window to side aspect, large storage cupboard.

Main Bedroom
Four Velux windows to rear aspect and UPVC double glazed window to front, double panelled and single panel radiators, built in wardrobes and eaves storage

Ensuite Shower Room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, shaver point, tiled walls, tiled flooring, extractor fan, Velux window to rear aspect.



Rear Garden
York stone paved patio area leading to lawn section with mature shrubs and hedges bordering, side access, fence enclosed, outside tap.

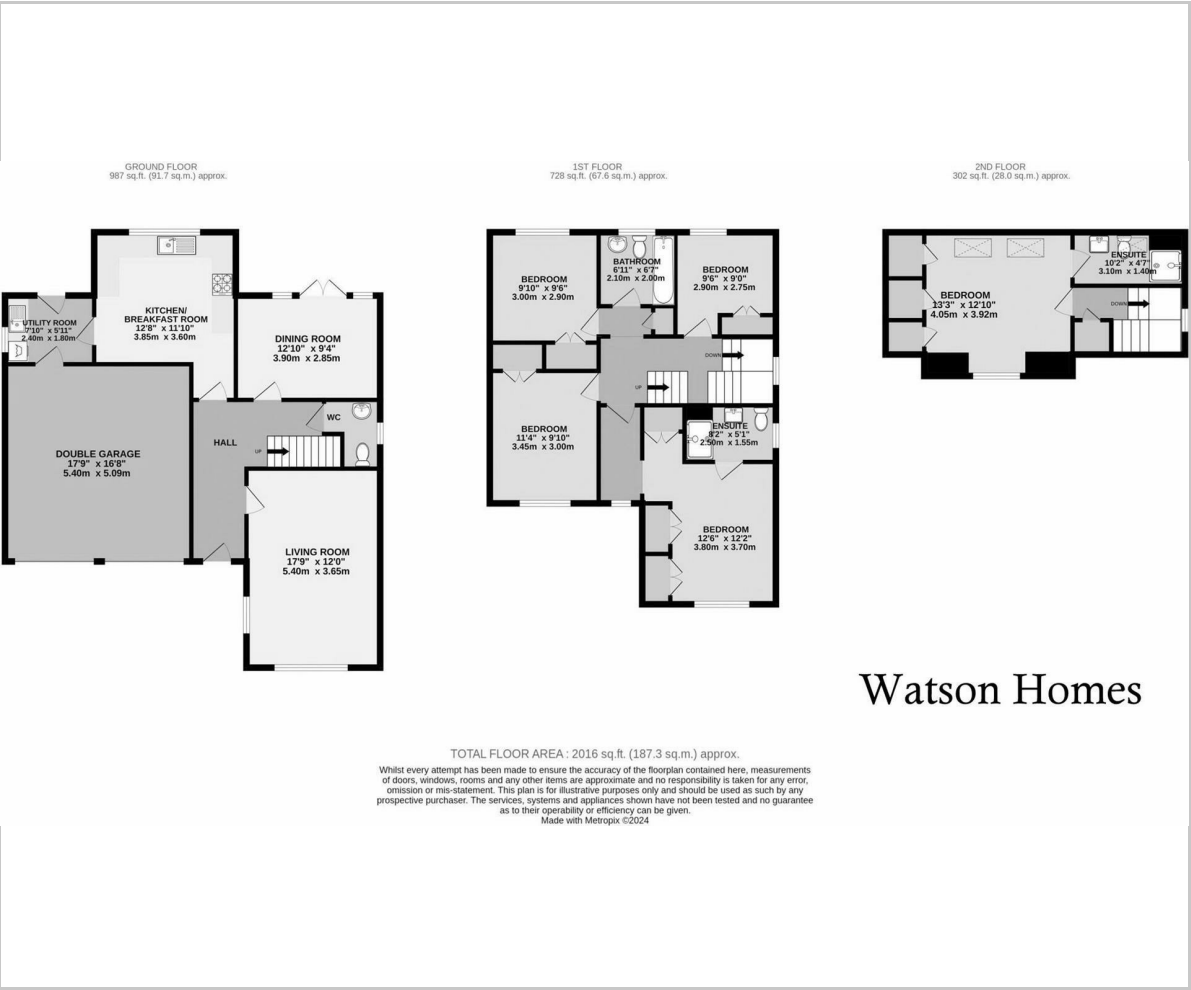
Double Garages at side
Up/over doors at front with power and light.

Front
Hardstanding, providing further off street parking.



BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline 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 this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

