



4 Beeches Walk, Carshalton Beeches, SM5 4JT

£925,000



**WH WATSON HOMES**  
Estate Agents



## 4 Beeches Walk, Carshalton Beeches, SM5 4JT

### Overview

Situated in a prime position within Carshalton Beeches, this remarkable property is a true gem, brimming with character and charm. Ideal for families, the property boasts four generously sized bedrooms, providing ample space for comfortable living. The heart of the home is a spacious open-plan kitchen and breakfast area. In addition, separate dining and sitting rooms create inviting spaces perfect for both relaxation and entertaining. The property has been modernised, fully re-roofed and there is further scope to extend if required. Outside, the expansive garden is a particular feature of the property with multiple flower borders providing colour and interest throughout the year. A gardener's paradise at approximately 300 feet in length, it offers a splendid outdoor space for children to play or for entertaining. This outdoor area significantly enhances the appeal of this lovely residence.

Beeches Walk is a popular tree-lined road within Carshalton Beeches, with local shops and restaurants in walking distance. The area is well-connected for transport. Carshalton Beeches Station provides fast, reliable rail services to Central London, Sutton Station is also accessible offering more frequent commuter links. Families will appreciate the presence of highly regarded primary and secondary schools in the area, and Oaks Park and golf course are also nearby. With parking available for two vehicles, this home not only provides ample living space but also practicality. This substantial property is a rare find in a sought-after location. Do not miss the opportunity to make this charming house your new home.

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### Accommodation

Sheltered entrance, front door into

#### Entrance Hall

Radiator, fitted carpet, understairs storage cupboard.

#### Downstairs cloakroom

WC, corner wash hand basin with chrome mixer tap, heated towel rail, extractor fan, feature obscure circular window to front aspect, tiled walls and floor.

#### Sitting Room

Open fireplace, parquet flooring, radiators, fitted shelving, double glazed leaded light bay window to front aspect.

#### Dining Room

Feature fireplace, built-in storage cupboards, parquet flooring, radiator, leaded light windows and double doors opening out to garden.

#### Kitchen/breakfast room

Triple aspect with original fitted dresser, serving hatch into dining room, range of fitted kitchen cabinets and drawers, granite worktops, inset butler sink with chrome mixer tap, space for range cooker with splashback and extractor fan above, integrated dishwasher, space for fridge freezer and washing machine, 'Worcester Bosch' combination boiler, built-in window seating area with storage below, 'Velux' skylight, double glazed windows to side, rear and front aspect, door to rear garden.

#### Stairs to 1st floor landing

Built-in cupboard

#### Bathroom

Modern suite comprising bath with chrome mixer tap and hand shower attachment, tiled shower cubicle with electric 'Mira' shower, vanity wash hand basin with chrome taps and storage below, enclosed WC, wall cabinet with concealed shaver point, heated towel rail, extractor fan, tiled walls and flooring, obscure double glazed window to side aspect.

#### Bedroom One

Parquet flooring, radiator, double glazed bay window to front aspect, range of fitted wardrobes and cupboards.

#### Bedroom Two

Range of fitted wardrobes and cupboards, radiator, fitted carpet over parquet flooring, double glazed leaded light window to rear aspect.

#### Bedroom Three

Fitted wardrobes, fitted carpet, radiator, double glazed window to front aspect

#### Stairs to 2nd floor landing

#### Bedroom Four

Built-in cupboard with sink, eaves storage cupboard, built-in wardrobe, fitted carpet, double glazed window to rear aspect, two radiators.

#### Outside

Front Driveway providing off street parking for two cars, front garden with lawn, shrubs and flowers.

#### Detached Garage

Two connected storage areas with power and light.

#### Garden (Around 0.3 of an acre)

Beautifully maintained garden with large lawn sections, sunken terrace, rockery, borders with mature shrubs and flowers, treehouse, tool shed, greenhouse, arbour, fruit trees, raised beds, wildlife pond, outdoor power socket and tap.

#### 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

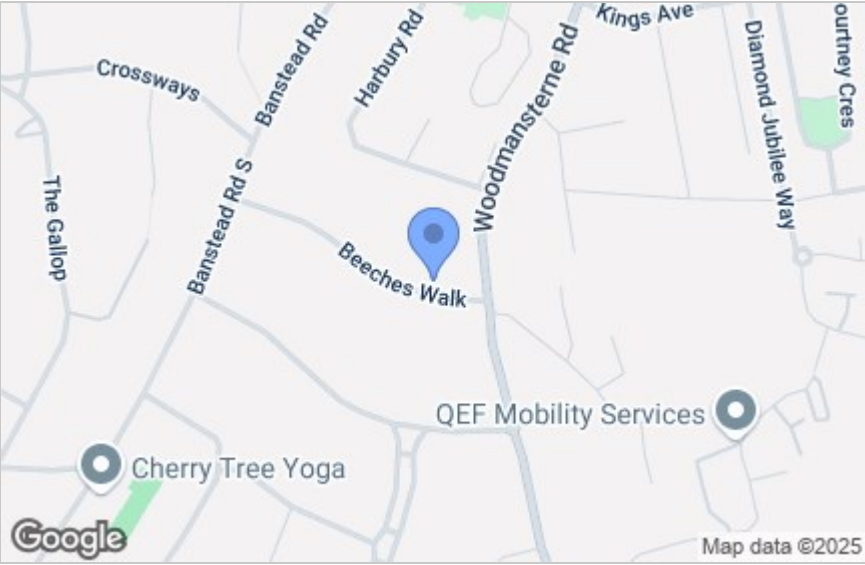


Viewing

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.

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Area Map



Energy Efficiency Graph

