



44 Kenny Drive, Carshalton Beeches, SM5 4PH

Guide price £700,000



**WH WATSON HOMES**  
Estate Agents

# 44 Kenny Drive, Carshalton Beeches, SM5 4PH

Situated in a sought after modern development in Carshalton Beeches, Watson Homes are delighted to offer this stunning three/four bedroom semi detached family home. The property offers versatile accommodation spread over three floor, benefits include a downstairs WC, a utility room, an en-suite shower room, a pretty rear garden and a garage.

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.

Accommodation

Sheltered entrance

Stained glass front door to..

Entrance hall

Single panel radiator, coved ceiling, wall mounted thermostat, under stairs storage cupboard.

Dining room

UPVC double glazed windows to front aspect, double panel radiator, coved ceiling, archway to..

Kitchen/Breakfast room

Range or fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with pullout extractor fan above and oven/grill at side, integrated fridge/freezer, tiled splash back, integrated dishwasher double panel radiator, tiled effect flooring, UPVC double glazed windows and doors to rear aspect.

Utility room

Range fitted wall units and cupboard, roll top work surface with stainless steel sink and chrome taps, space and plumbing for washing machine, single panel radiator, extractor fan, UPVC double glazed window to rear aspect, tiled effect flooring.

Downstairs WC

Consisting of low-level WC, pedestal wash hand basin with chrome taps, single panel radiator, extractor fan.

Stairs to 1st floor landing

Lounge (possible fourth bedroom)

UPVC double glazed windows to front aspect, two double panel radiators, ceiling fan, open fireplace with solid surround, coved ceiling.

Bedroom four

UPVC double glazed windows to rear aspect, single panel radiator, ceiling fan, built in wardrobes.

Bathroom

Three-piece suite comprising panel enclosed bath with thermostatic shower and hand attachment, pedestal wash hand basin with chrome taps, low-level flush WC, single panel radiator, part tiled walls, extractor fan, shaver point.

Stairs to 2nd floor

UPVC double glazed window to side aspect, airing cupboard, single panel radiator, loft access.

Bedroom two

UPVC double glazed windows to rear aspect, single panel radiator, built in wardrobes.

Main bedroom

UPVC double glazed windows to front aspect, double panelled and single panelled radiators, built in wardrobes, ceiling fan.

Ensuite showering

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome taps, low-level flush WC, single panel radiator, part tiled walls, shaver point, extractor fan.

Rear garden (Easterly aspect)

Approximately 40ft

Large paid patio area leading to lawn section with the mature shrubs and plants bordering, fence and brick wall enclosed, outside tap, access to garage.

Garage at side

Power and light with up/over door at front

Front

Driveway providing off street parking with shrubs and plants

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

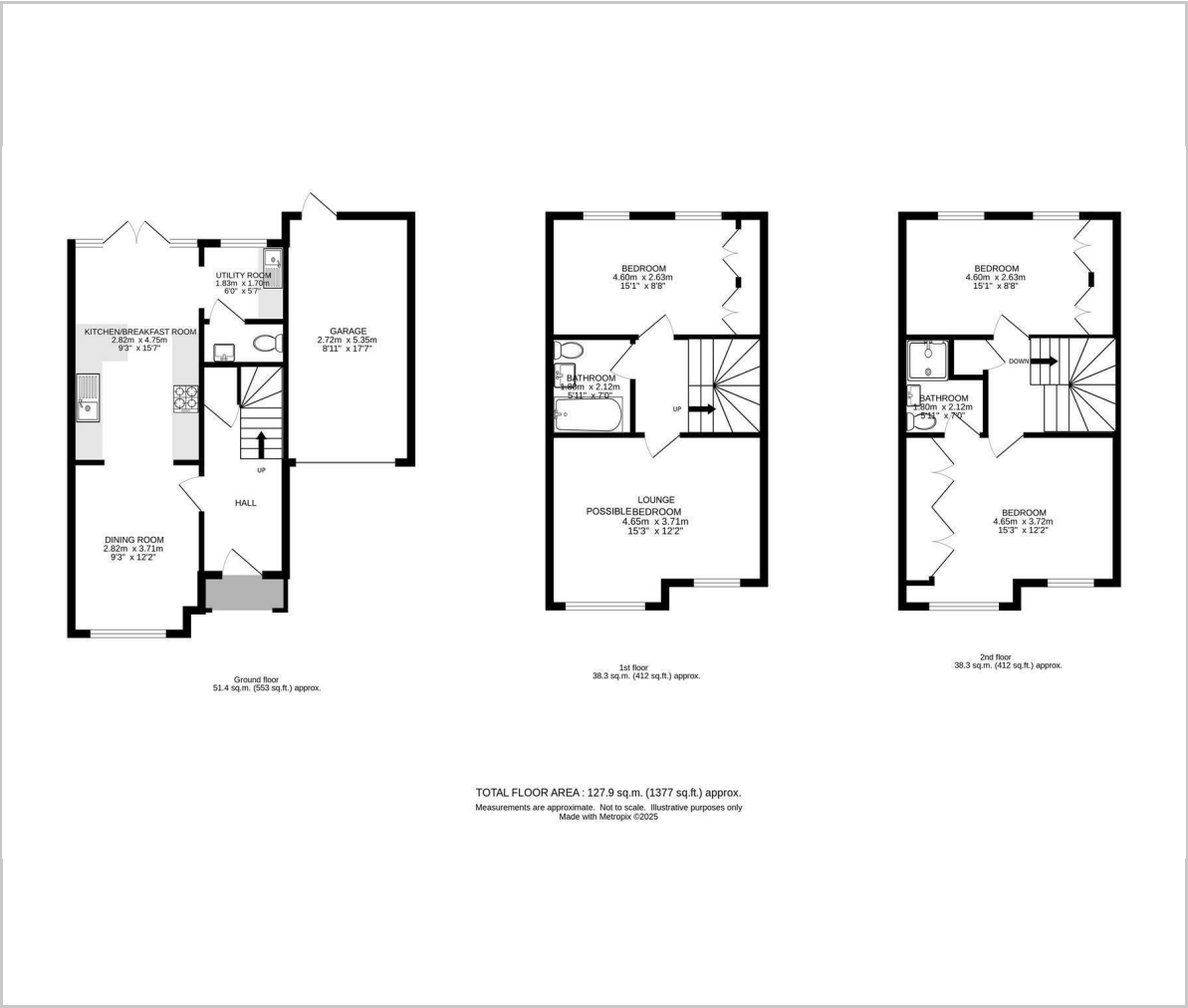








Floor Plan

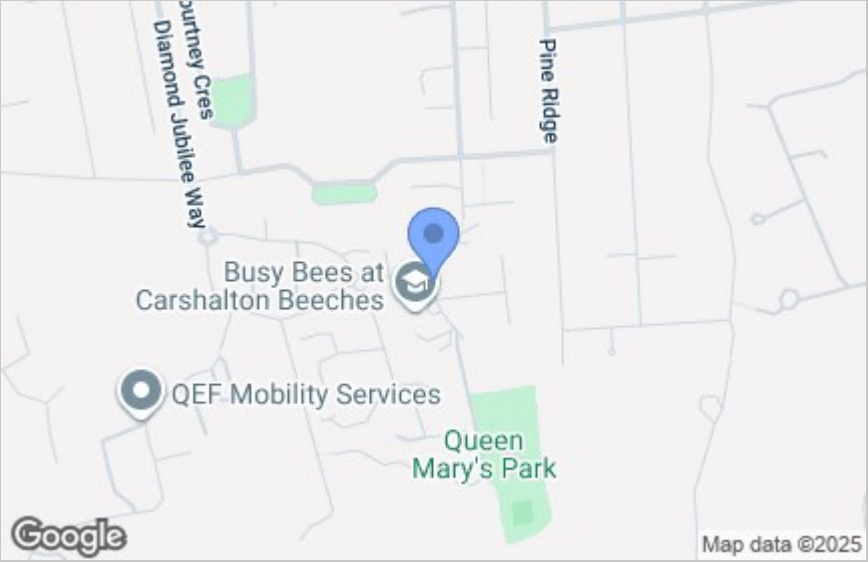


Viewing

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

