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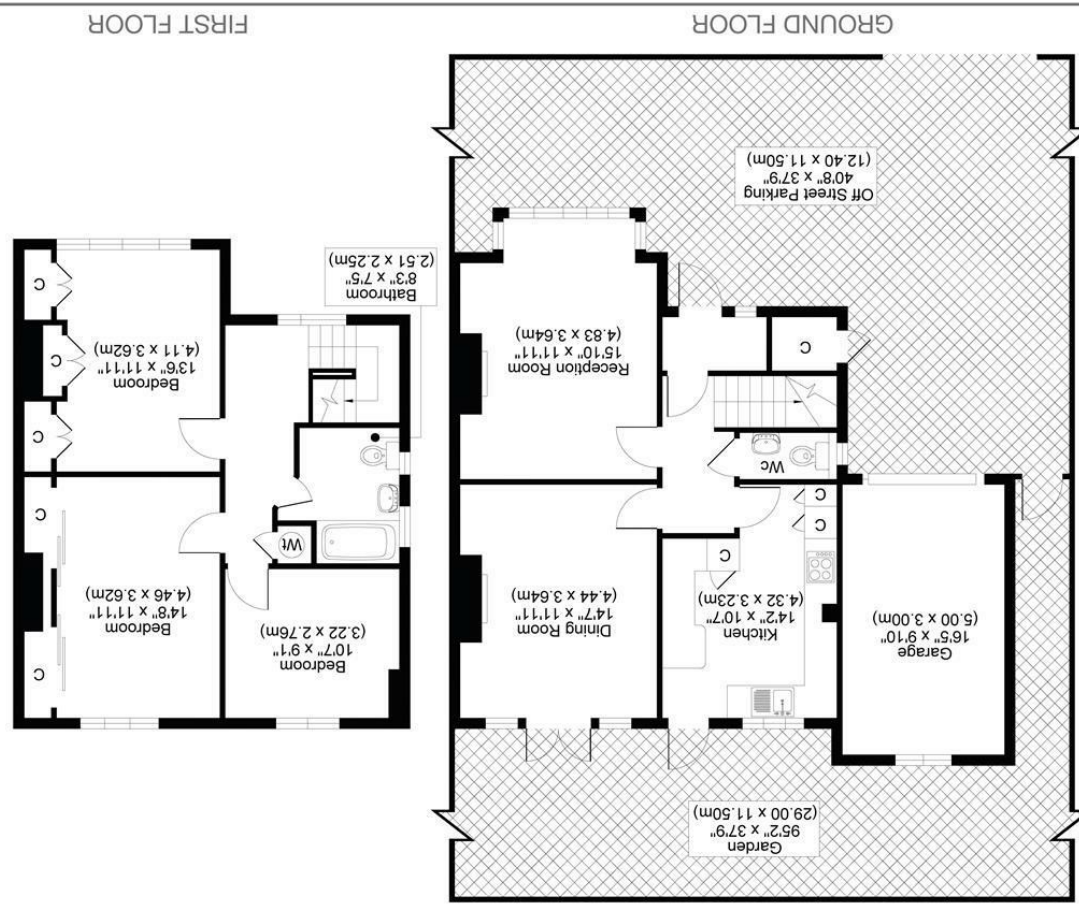
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



WARNHAM COURT ROAD, SM5
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & 1377 SQ.FT (128 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & 1215 SQ.FT (113 SQ.M)



CHRISTIES



LOCATED ON QUIET ROAD IN THE HEART OF THE EVER-POPULAR AREA OF CARSHALTON BEECHES THIS THREE-BEDROOM SEMI-DETACHED HOME OFFERS FANTASTIC ACCOMMODATION WITH AN UNRIVALLED LOCATION.

THE GROUND FLOOR OF THE PROPERTY BENEFITS FROM A WIDE ENTRANCE HALL, SPACIOUS FORMAL RECEPTION BENEFITING FROM A BAY WINDOW, LUXURY KITCHEN / BREAKFAST ROOM WITH A HOST OF BUILT IN APPLIANCES AND A FORMAL DINING ROOM WITH DIRECT ACCESS TO THE BEAUTIFUL TIERED REAR GARDEN.

UPSTAIRS COMPRISES OF TWO LARGE DOUBLE BEDROOMS, FURTHER LARGE SINGLE BEDROOM, AND FAMILY BATHROOM.

ADDITIONAL ADVANTAGES INCLUDE OFF STREET PARKING, GARAGE AND POTENTIAL TO EXTEND SUBJECT TO PLANNING.

CALL OUR SALES TEAM TODAY TO ARRANGE YOUR VIEWING.

- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- POTENTIAL TO EXTEND (S.T.P.P)
- COUNCIL TAX BAND F
- EPC RATING E

