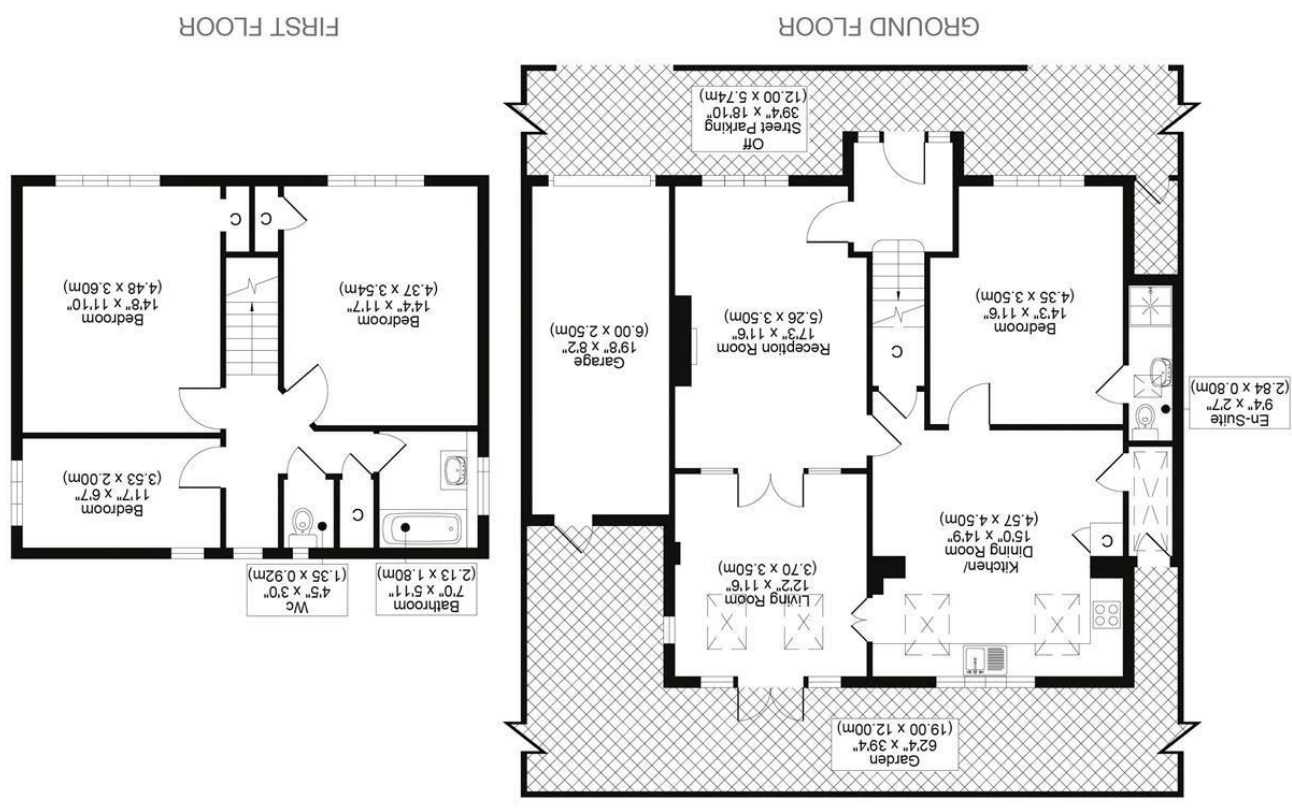




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



KINGSLEY AVENUE, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1608 SQ.FT (149 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1440 SQ.FT (134 SQ.M)



**\*\*CHAIN FREE\*\***

LOCATED ON THE SOUGHT-AFTER POETS ESTATE YOU WILL FIND THIS GORGEOUS 3/4 BEDROOM DOUBLE FRONTED DETACHED FAMILY HOME JUST WAITING TO BE SNAPPED UP!

THE PROPERTY BENEFITS FROM A LUXURY KITCHEN/DINER, FAMILY ROOM WITH ACCESS TO A LARGE SUN LOUNGE OPENING TO A DELIGHTFUL REAR GARDEN WITH PLENTY OF ROOM FOR ENTERTAINING. THERE IS ALSO A BEDROOM, GARAGE AND WC LOCATED ON THE GROUND FLOOR. UPSTAIRS YOU ARE PRESENTED WITH 3 GOOD SIZED BEDROOMS, BATHROOM WITH SEPARATE WC & LOFT ACCESS.

SCHOOLS IN THE AREA CONSIST OF ST PHILOMENA'S, ST MARYS, SUTTON GRAMMAR, SUTTON HIGH SCHOOL, MANOR PARK PRIMARY SCHOOL & ROBIN HOOD INFANTS SCHOOL TO NAME A FEW.

THERE IS THE LOVELY GROVE PARK, CARSHALTON VILLAGE AND CARSHALTON RAIL STATION OFFERING BOTH SOUTHERN & THAMESLINK ALL WITHIN A MILE OF THE PROPERTY, "WHAT MORE COULD YOU POSSIBLY NEED"?

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