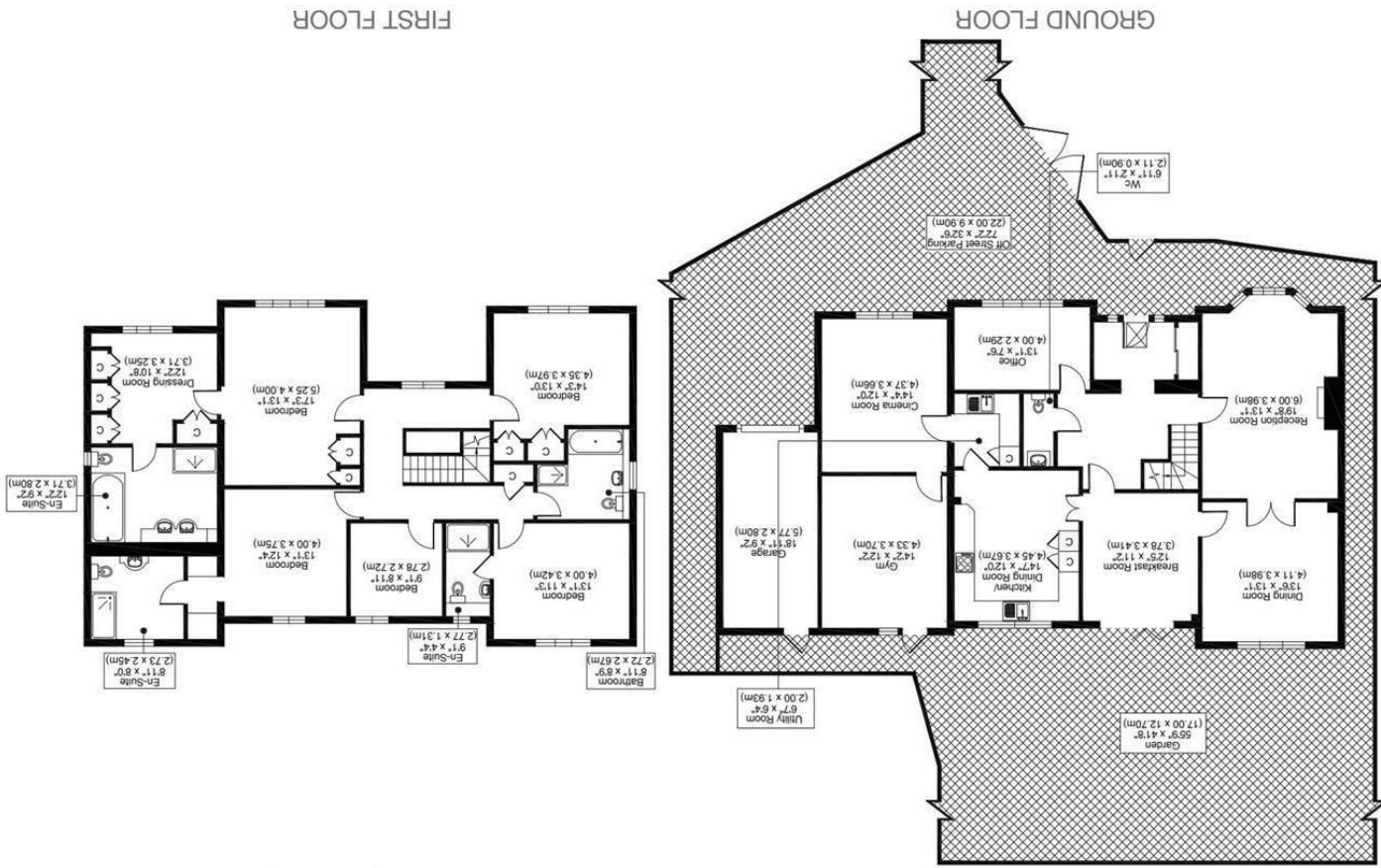




ROMAN WAY, SMS

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3157 SQ.FT (293 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2983 SQ.FT (277 SQ.M)



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.



GUIDE £1,250,000 - £1,350,000

THIS ELEGANT 5-BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME WITH GATED ENTRANCE COMMANDS AN IMPOSING POSITION AT THE HEAD OF A QUIET CUL-DE-SAC IN CARSHALTON BEECHES.

THIS IS A UNIQUE HOUSE WITHIN THE DEVELOPMENT AND NO EXPENSE HAS BEEN SPARED BY THE CURRENT OWNERS WHO HAVE EXTENDED AND IMPROVED THE HOUSE SINCE IT WAS BUILT. IT IS DECORATED IN NEUTRAL COLORS THROUGHOUT WITH A LIGHT AND SPACIOUS FEEL.

THE DOWNSTAIRS COMPRISES AN ENTRANCE HALL WITH MARBLE FLOORING AND A GALLERIED STAIRCASE, A SITTING ROOM WITH DOUBLE DOORS TO THE FORMAL DINING ROOM, A LARGE STUDY, A MARBLE CLOAKROOM, A BREAKFAST ROOM WITH BI FOLD DOORS TO THE GARDEN, A LARGE DINING KITCHEN, A UTILITY ROOM, CINEMA ROOM AND A SPACIOUS GYM WITH AIR-CONDITIONING AND ACCESS TO THE GARDEN.

UPSTAIRS THERE ARE FIVE LARGE BEDROOMS AN AIRING CUPBOARD AND A FAMILY BATHROOM OFF THE GALLERIED HALLWAY. THE VAST MASTER SUITE INCLUDES DRESSING ROOM AND EN SUITE WITH AN OVERSIZED BATH, DOUBLE SHOWER, TWIN SINKS, AND TOILET.

- GATED DETACHED HOME
- CINEMA ROOM & GYM
- LANDSCAPED GARDENS
- FIVE BEDROOMS & FOUR BATHROOMS
- EPC RATING: C
- COUNCIL TAX BAND G

