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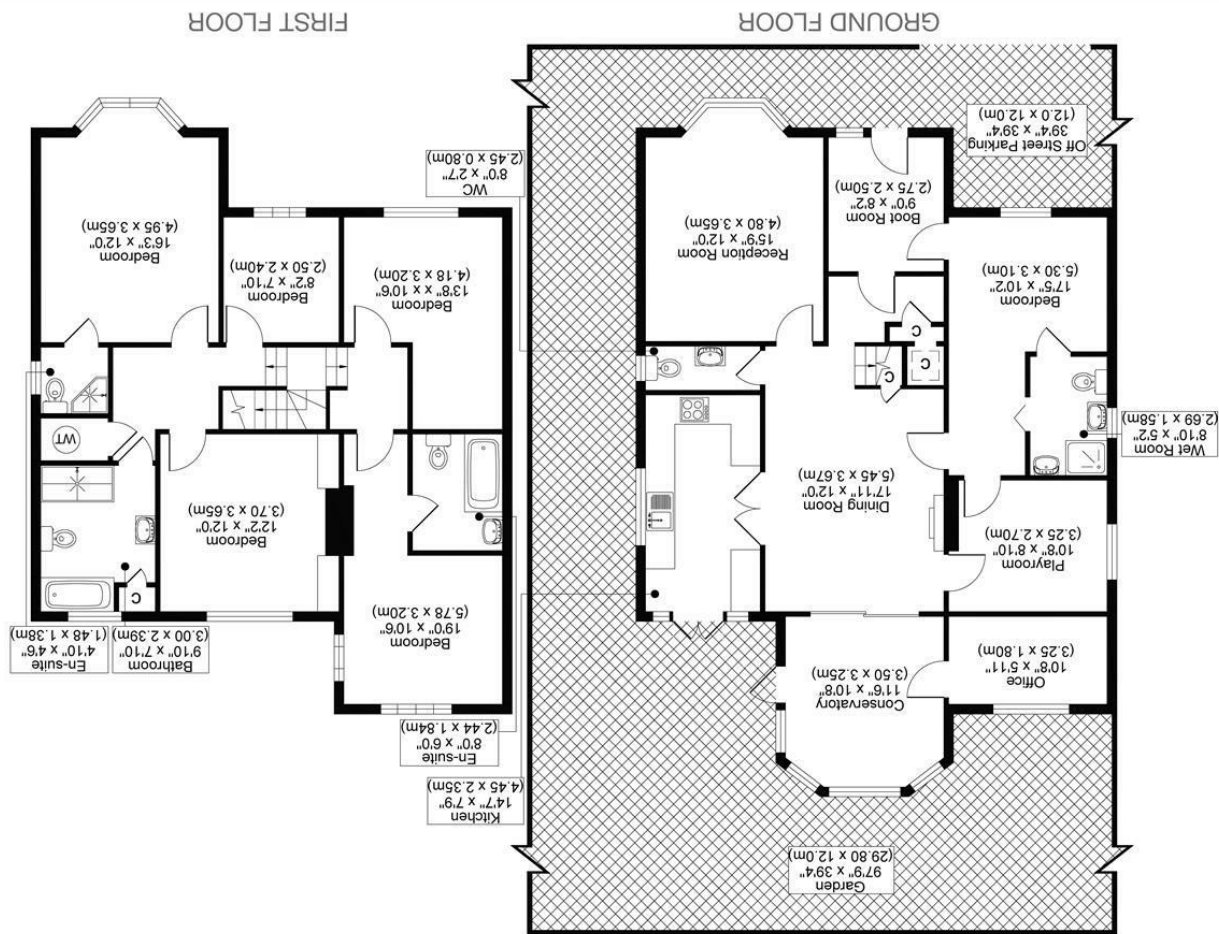
RICS

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.



WOODMANSTERNE ROAD, SMS
TOTAL APPROX FLOOR PLAN AREA 2099 SQ.FT (195 SQ.M)



CHRISTIES



GUIDE PRICE £1,000,000 - £1,100,000

LOCATED ON THE DESIRABLE WOODMANSTERNE ROAD IN CARSHALTON BEECHES, THIS IMPRESSIVE, DETACHED HOUSE OFFERS A PERFECT BLEND OF SPACE, COMFORT, AND MODERN LIVING. WITH FIVE BEDROOMS LOCATED UPSTAIRS—TWO OF WHICH BENEFIT FROM THEIR OWN ENSUITE BATHROOMS—AND AN ADDITIONAL BEDROOM OR RECEPTION ROOM DOWNSTAIRS WITH ACCESS TO A MODERN WET ROOM, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING BOTH FLEXIBILITY AND CONVENIENCE.

AS YOU ENTER, YOU ARE GREETED BY THREE ELEGANT RECEPTION ROOMS, EACH PROVIDING A VERSATILE SPACE FOR RELAXATION, ENTERTAINING, OR FAMILY GATHERINGS. THE LAYOUT OF THE HOME IS THOUGHTFULLY DESIGNED TO ENSURE A SEAMLESS FLOW BETWEEN THE LIVING AREAS, MAKING IT PERFECT FOR BOTH INTIMATE FAMILY MOMENTS AND LARGER SOCIAL OCCASIONS.

THE BEDROOMS ARE WELL-APPOINTED, WITH AMPLE NATURAL LIGHT AND STORAGE, ENSURING A PEACEFUL RETREAT AT THE END OF THE DAY. THE ENSUITES ADD A TOUCH OF LUXURY, OFFERING PRIVATE FACILITIES FOR THE OCCUPANTS OF THESE ROOMS.

THE EXTERIOR OF THE PROPERTY COMPLEMENTS ITS INTERIOR CHARM, PROVIDING A WELCOMING ATMOSPHERE. THE GARDEN SPACE OFFERS POTENTIAL FOR

- 5/6 BEDROOMS
- THREE ENSUITES
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND F
- EPC RATING D

