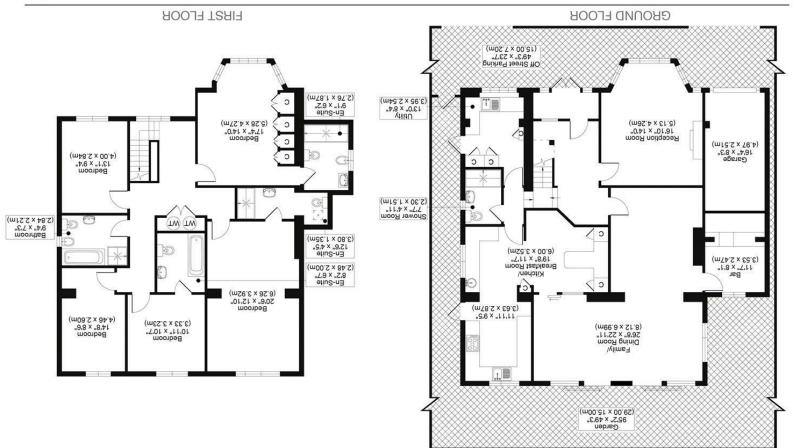
eitner by the seller or his agent. All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation allowed to the conventionally and are approximate only and cannot be regarded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





TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2720 SQ.FT (253 SQ.M) TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2863 SQ.FT (266 SQ.M) **3MS, YAWHTUOS**





Guide Price £1,500,000 - £1,600,000

SITUATED IN THE HIGHLY DESIRABLE CARSHALTON BEECHES, THIS SUBSTANTIAL DETACHED HOME OFFERS EXCEPTIONAL SPACE AND MODERN FAMILY LIVING. WITH FIVE GENEROUS DOUBLE BEDROOMS, INCLUDING THREE EN-SUITES, THE PROPERTY IS PERFECTLY DESIGNED FOR COMFORT AND CONVENIENCE.

THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE, MULTIPLE RECEPTION ROOMS, AND A STUNNING OPEN-PLAN FAMILY AND DINING SPACE THAT FORMS THE HEART OF THE HOME. A SLEEK, MODERN KITCHEN WITH BREAKFAST AREA AND A SEPARATE BAR ADD BOTH PRACTICALITY AND A TOUCH OF LUXURY, MAKING THE HOUSE IDEAL FOR ENTERTAINING.

UPSTAIRS, FIVE DOUBLE BEDROOMS PROVIDE FLEXIBLE ACCOMMODATION, WITH EN-SUITES TO THREE OF THEM, PLUS A FAMILY BATHROOM. EVERY ROOM IS WELL-PROPORTIONED AND FILLED WITH NATURAL LIGHT, CREATING A CALM AND COMFORTABLE RETREAT.

THE OUTSIDE SPACE IS EQUALLY IMPRESSIVE, WITH A LARGE PRIVATE GARDEN, GENEROUS DRIVEWAY, AND INTEGRAL GARAGE OFFERING AMPLE PARKING.

CARSHALTON BEECHES IS RENOWNED FOR ITS LEAFY SURROUNDINGS, EXCELLENT SCHOOLS, AND STRONG COMMUNITY SPIRIT. LOCAL AMENITIES, GREEN SPACES,

- 5 BEDROOMS & 3 EN-SUITES
- SOUGHT AFTER LOCATION
- Wonderful Family Home
- Council Tax Band G
- EPC RATING C













