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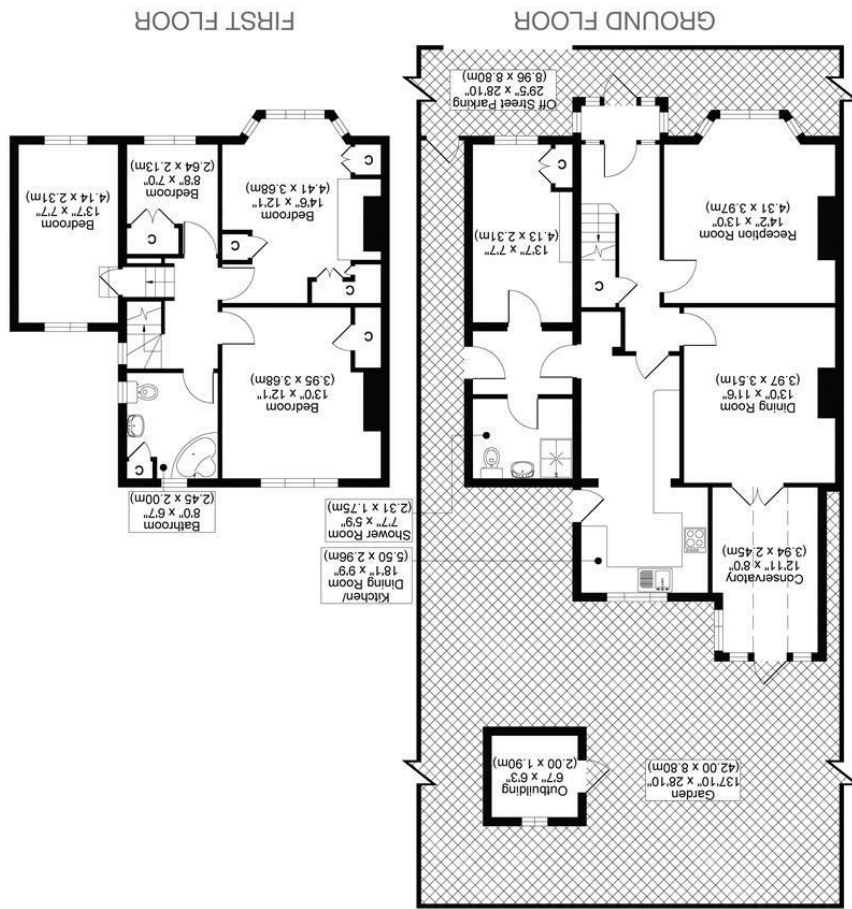
RICS

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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1578 SQ.FT (147 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1537 SQ.FT (143 SQ.M)
BEDDINGTON GARDENS, SMS



CHRISTIES



BEDDINGTON GARDENS, CARSHALTON SM5 3HL

GUIDE PRICE £800,000

****GUIDE PRICE £800,000 - £850,000****
LOCATED IN THE CHARMING BEDDINGTON GARDENS AREA OF CARSHALTON, THIS DELIGHTFUL SEMI-DETACHED HOUSE OFFERS A PERFECT BALANCE OF SPACE, COMFORT, AND FLEXIBILITY FOR MODERN FAMILY LIVING. WITH THREE WELL-PROPORTIONED RECEPTION ROOMS AND A BRIGHT CONSERVATORY, THERE IS PLENTY OF ROOM TO RELAX, ENTERTAIN, AND ENJOY FAMILY LIFE.

THE GROUND FLOOR FEATURES A SPACIOUS FRONT RECEPTION WITH AN ATTRACTIVE BAY WINDOW, A SEPARATE DINING ROOM FLOWING INTO THE CONSERVATORY, AND A MODERN KITCHEN/DINING AREA IDEAL FOR EVERYDAY MEALS AND GATHERINGS. A GENEROUSLY SIZED GROUND-FLOOR DOUBLE BEDROOM, WITH ACCESS TO A NEARBY SHOWER ROOM, ADDS FURTHER VERSATILITY – PERFECT FOR GUESTS, ELDERLY RELATIVES, OR USE AS A HOME OFFICE OR PLAYROOM.

UPSTAIRS, FOUR SPACIOUS BEDROOMS PROVIDE COMFORTABLE ACCOMMODATION FOR THE WHOLE FAMILY, COMPLEMENTED BY A WELL-APPOINTED FAMILY BATHROOM.

OUTSIDE, A LOVELY REAR GARDEN PROVIDES A PEACEFUL ESCAPE – GREAT FOR CHILDREN, GARDENING, OR UNWINDING IN THE WARMER MONTHS. A PRIVATE DRIVEWAY ENSURES CONVENIENT OFF-STREET PARKING.

MORE THAN JUST A PROPERTY, THIS HOME IS A WELCOMING SANCTUARY IN A SOUGHT-AFTER CARSHALTON LOCATION. WITH GENEROUS LIVING SPACE, A FLEXIBLE LAYOUT, AND A BEAUTIFUL GARDEN, IT PRESENTS A FANTASTIC OPPORTUNITY FOR FAMILIES LOOKING TO SETTLE IN THIS VIBRANT COMMUNITY.

- 4/5 BEDROOM HOUSE
- SOUGHT AFTER LOCATION
- FURTHER POTENTIAL TO EXTEND (S.T.P.P)
- COUNCIL TAX BAND F
- EPC RATING D

