

36 Beeches Avenue, Carshalton, SM5 3LW
Guide Price £865,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are pleased to present this exquisite 4-bedroom semi-detached home, a hidden gem brimming with unspoilt period charm. This property seamlessly blends timeless elegance with modern functionality, retaining numerous original features that add character and warmth. The property welcomes you with an impressive lounge and a spacious dining room, perfect for entertaining or family gatherings. The stylish open-plan kitchen/breakfast room offers a contemporary touch, while a convenient downstairs WC adds to the home's practicality. Outside, the picturesque rear garden provides a tranquil retreat, complemented by a detached garage and off-road parking. With the potential to extend (STPP), this home presents an outstanding opportunity to create your dream property in a sought-after locale.

Situated in a prime location, this charming period semi-detached house offers the perfect balance of peaceful suburban living and urban convenience. It is ideally positioned close to good local schools, making it an excellent choice for families. The property is within walking distance of Carshalton Beeches Station, ensuring easy access to transport links for commuting or exploring the wider area.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 17' 11" x 11' 10"
(5.46m x 3.61m)

DINING ROOM 16' 11" x 11' 11" (5.16m x
3.63m)

KITCHEN/BREAKFAST ROOM 17' 2" x 11'
10" (5.23m x 3.61m)



WC

GARDEN 84' 3" x 30' 2" (25.68m x 9.19m)

GARAGE 23' 1" x 8' 10" (7.04m x 2.69m)

LANDING

BEDROOM 1 17' 7" x 11' 11" (5.36m x
3.63m)



BEDROOM 2 11' 11" x 11' 10" (3.63m x
3.61m)

BEDROOM 3 11' 10" x 11' 5" (3.61m x
3.48m)

BEDROOM 4 10' 5" x 9' 2" (3.18m x 2.79m)



BATHROOM

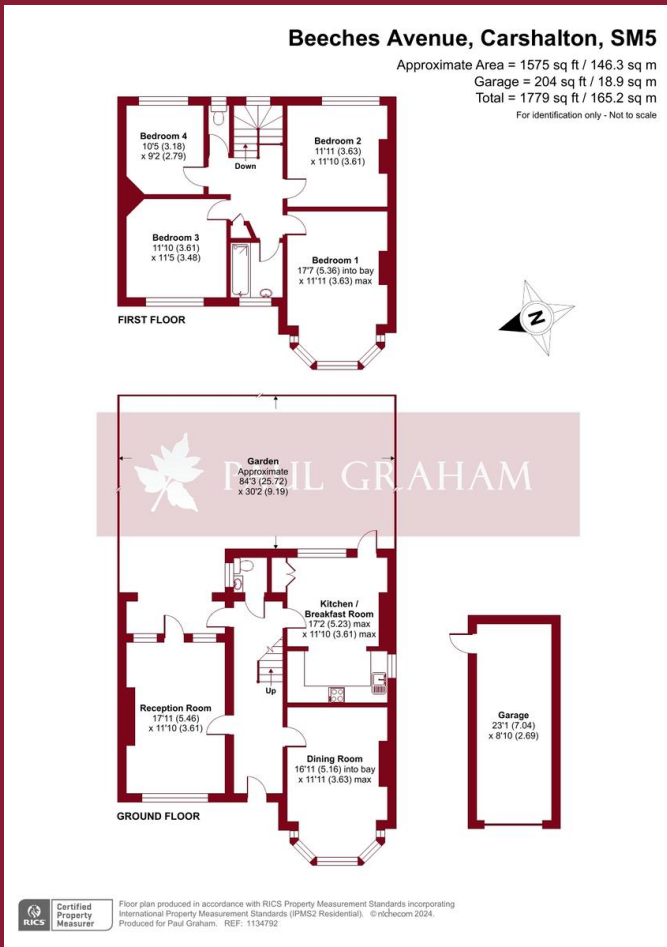
WC



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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