

Kennedys'

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44, Southway

Carshalton Beeches

SM5 4HW

\*\*GUIDE PRICE £1,350,000 -  
£1,450,000\*\*

A Spacious Six-Bedroom Family Home with Self Contained Au-Pair Suite. Located in the heart of Carshalton Beeches, this beautifully presented detached home offers exceptional space across three floors.

£1,350,000



6



3



4



5+



- Sought after Residential Road
- Air Conditioning to Principle rooms
- Contemporary Lighting
- Close to good schools and transport links
- Ample off street parking

- Six Bedrooms / Four bathrooms
- Stunning 39ft kitchen & dining room
- Self Contained Au-Pair Suite or multigenerational use
- Large rear garden
- NO ONWARD CHAIN





# PROPERTY DESCRIPTION

Located in the highly desirable area of Carshalton Beeches, this beautifully presented six-bedroom detached home offers an abundance of space, style, and flexibility. Spanning approximately 3,303 sq.ft (307 sq.m) across three floors, the property has been thoughtfully designed for modern family living and includes a self-contained annexe, ideal as an au pair suite or for multigenerational use.

The ground floor features a truly impressive open-plan kitchen and dining room measuring over 39 feet in length. With a central island, integrated TV Points, expansive workspace, and direct access to the rear garden, this area serves as the heart of the home—perfect for both entertaining and everyday life. Adjacent to the kitchen is a spacious formal reception room, as well as a separate study ideal for remote working or quiet retreat. The ground floor cloakroom has been tiled in designer Italian tiles and the utility room has a separate gas connection to add further convenience.

A key highlight of the ground floor is the self-contained annexe, complete with its own entrance, Studio style Kitchen/Diner/Bedroom, and designer Spanish tiled en-suite shower room. This versatile space is ideally suited for an au pair, independent family member, or overnight guests, offering privacy while remaining connected to the main house.

Underfloor heating to the living room, hallway, office, cloakroom and entire annex, along with new plumbing and wiring to the ground and first floor.

A new Boiler and mega flow system has been installed along with (Hot & Cold) Air Conditioning, Smart contemporary lighting. This property is also fitted with photovoltaic (PV) solar panels with battery and inverter (provision for Vehicle Charger) and benefits from improved energy efficiency and reduced electricity bills, making it an eco-conscious choice for today's homeowner." With regards to home security the latest HikVision HD CCTV installation has been included along with a security alarm and CAT 6 data cabling throughout the first two floors, wiring for ceiling speakers has also been considered during the modernisation of this property









# PROPERTY DESCRIPTION

On the first floor, the accommodation continues with four well-proportioned bedrooms. The principal bedroom is particularly striking, offering generous dimensions, plenty of natural light, and its own stylish en-suite bathroom. A modern family shower room with designer Spanish tiles serves the remaining bedrooms, each thoughtfully laid out with ample storage and comfort in mind. Two of bedrooms have built in wardrobes and study space creating that perfect private homework area for young families or home office working across multiple areas of this home.

The second floor presents two additional bedrooms with characterful sloped ceilings, perfect for children, teenagers, or as creative spaces such as studios or hobby rooms. A shared shower room and useful eaves storage complete the upper level.

Outside, the property boasts a beautifully maintained private garden with a summer house including electric points, providing a tranquil space for relaxation or use as a home office or gym. A separate shed, covered BBQ area, greenhouse and seating area offer practicality, while off-street parking is available at the front of the home for multiple vehicles.

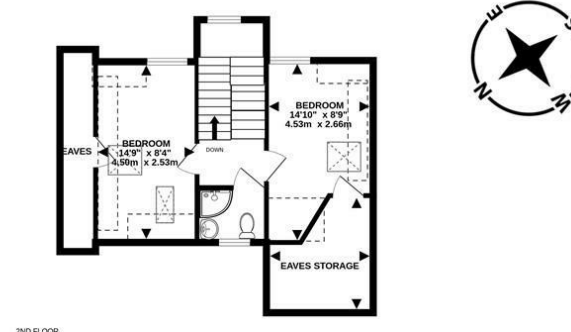
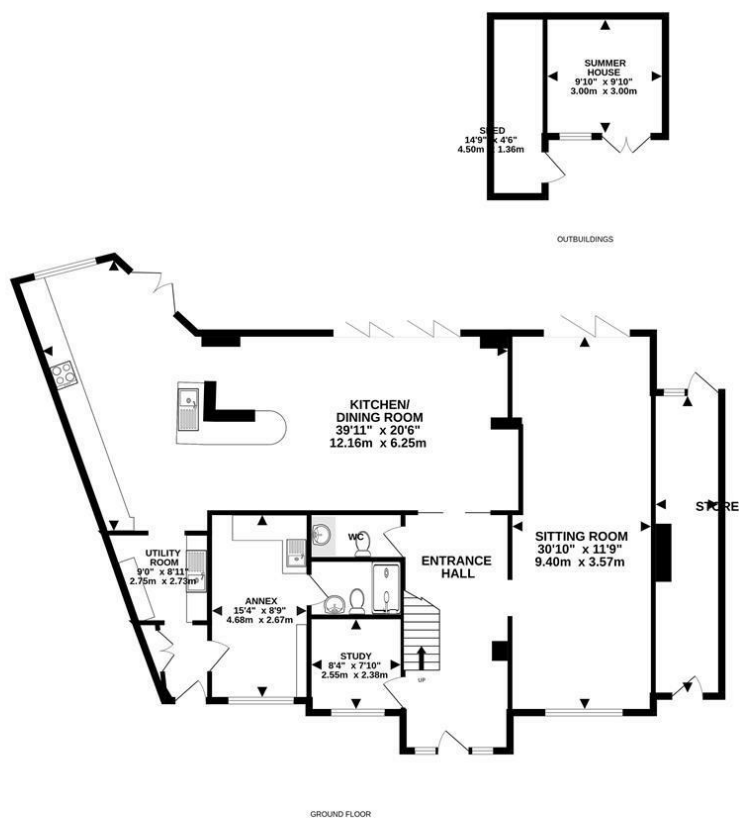
Carshalton Beeches is a well-connected and family-friendly area known for its excellent schools, including popular grammar and private options. The nearby Carshalton Beeches railway station provides regular services to London Victoria and London Bridge, making it ideal for commuters. The local high street offers a charming mix of cafés, independent shops, and essential amenities, while the surrounding parks and green spaces add to the area's appeal for outdoor living.

This exceptional property in Carshalton Beeches offers flexible and expansive living space, beautifully blended with period charm and contemporary convenience. With its private annexe, generous garden, and ideal location, it is a rare opportunity to secure a true forever home in one of Surrey's most sought-after neighbourhoods.

Viewing of this contemporary, spacious and well located Family home is recommended. If you would like further information or would like to book a viewing please contact Martin Buhagiar - 07795460499







TOTAL FLOOR AREA : 3305sq.ft. (307.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

# 44 Southway, Carshalton Beeches

If you would like to arrange a viewing, please call Martin Buhagiar from the Kennedys sales team on 07795 460 499.

TENURE: Freehold  
EPC RATING: C  
COUNCIL: Sutton Council  
TAX BAND: G

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