



RESIDENTIAL SALES

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

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Tavistock Road, Carshalton, Surrey



Overview...

- Three Bedroom
- Lounge/Diner
- Fitted Kitchen
- Well Presented
- Good Transport Links
- EPC EER Rating D
- No Onward Chain

Our view...

This lovely three-bedroom freehold family home is one you will not want to miss. Located on this popular road in St Helier on the Carshalton side. There is a variety of different transport links, (buses and train stations) enabling you to commute with ease. The accommodation comprises of open plan lounge/diner and stylishly fitted kitchen, inner lobby to downstairs shower room and separate WC. Upstairs there are three bedrooms, main bedroom has en-suite cloakroom. Outside to the rear is an easy to maintain garden. Other benefits to this property are the mains electric heat detector in the kitchen and mains electric smoke detectors in hallway and landing. You will find a good variety of schools locally, primary and secondary, plus you have local amenities within 0.5 of a mile. The property is being sold with no onward chain. Call Today to view.

£340,000

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING



Tavistock Road, Carshalton, Surrey

Entrance Porch

Double glazed windows to front aspect, door to

Lounge/Dining Room

4.80m x 3.40m (15'9" x 11'2")
Double glazed window to front aspect, Tv point, power points, coving, opening to '

Kitchen

3.00m x 2.92m (9'10" x 9'7")
Double glazed window to rear aspect, range of base units with laminated work tops, single inset sink with single drainer, inset electric oven and hob with cooker hood extractor fan, space for dish washer and washing machine. Range of matching eye level wall units, gas

boiler, part tiled wall, power points, door to

Inner Lobby

Stairs to first floor, cupboard housing fuse box, storage cupboard, doors to

Shower Room

Double glazed frosted window to rear aspect, walk in double shower





Your view...



with mixer spray, hand basin with vanity unit surround, heated towel rail, light with shaver point, tiled wall and floor.

Cloakroom/WC

Low level WC, corner hand basin, tiled floor.

First Floor Landing

Loft access doors to

Bedroom One

3.91mx2.92m(12'10" x 9'7")
Double glazed windows to rear aspect, power points, door to

Ensuite Cloak Room

Double glazed window to rear aspect, Low level WC, hand basin, part tiled walls, tiled floor

Bedroom Two

3.40mx2.59m(11'2" x 8'6")
Double glazed windows to front aspect, power points.

Bedroom Three

2.41mx2.21m(7'11" x 7'3")
Double glazed windows to front aspect, power point

Outside

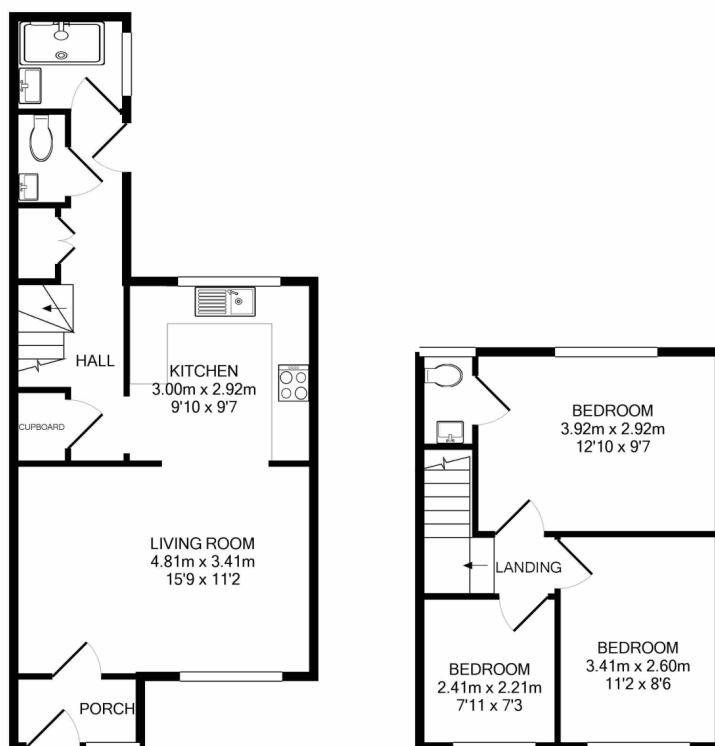
Rear Garden

Patio to front with lawn and flower beds and a further patio area with shed.

Front Garden

Fencing to front and side paved.

Floor Plan



Ground Floor
Approx. Floor
Area 40.4 Sq.M.
(435 Sq.Ft.)

1st Floor
Approx. Floor
Area 30.4 Sq.M.
(328 Sq.Ft.)

Total Approx. Floor Area 70.9 Sq.M. (763 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority

Agents Notes

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

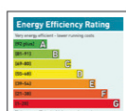
Floorplan Clause

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For full EPC please contact the branch

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