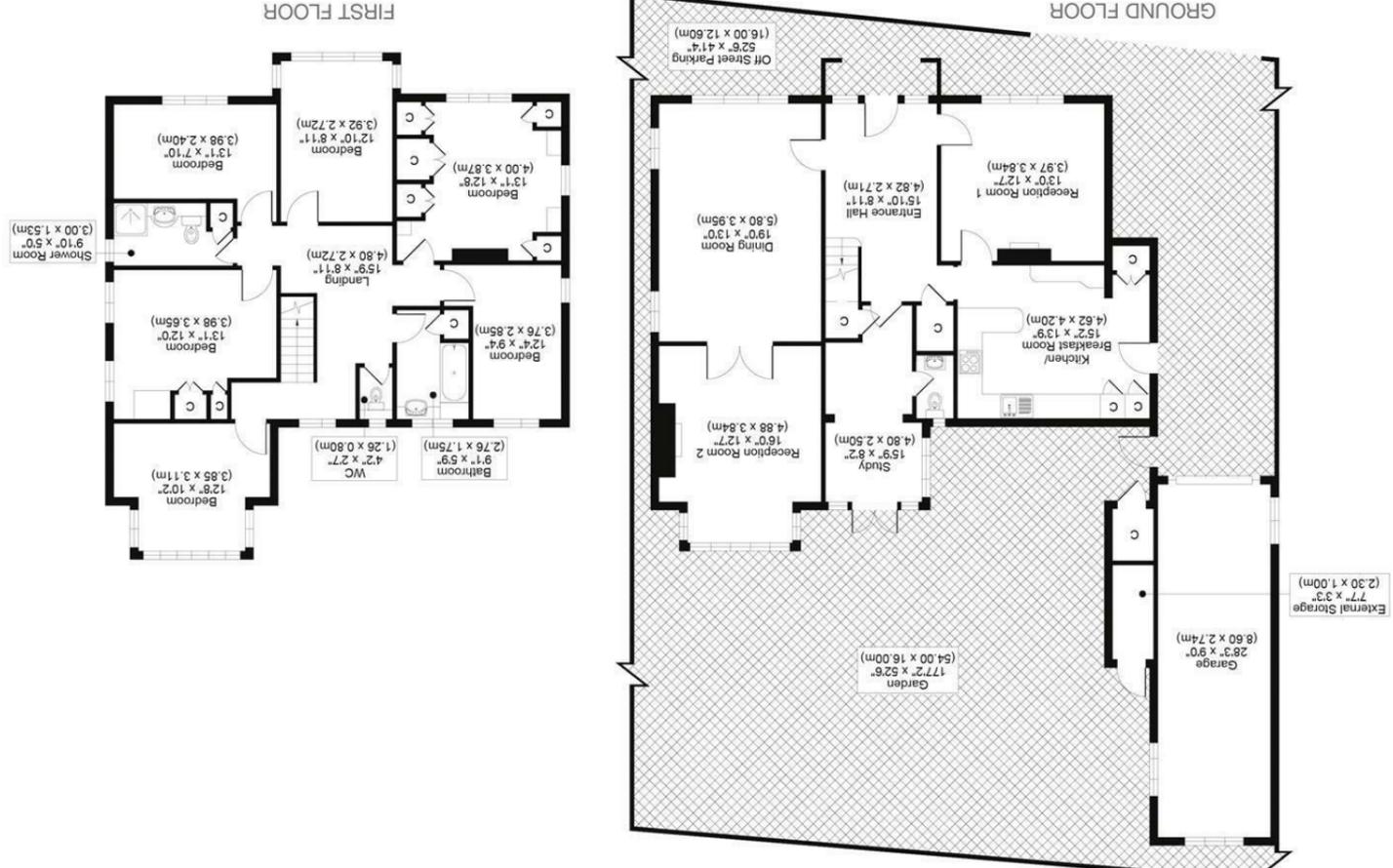


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



THE WARREN, SMS
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 2454 SQ.FT (228 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 2157 SQ.FT (200 SQ.M)



THE WARREN, CARSHALTON SM5 4EH

GUIDE PRICE £1,500,000

SITUATED ON A PRESTIGIOUS ROAD IN THE SOUGHT-AFTER AREA OF CARSHALTON BEECHES, JUST A MILE FROM LOCAL AMENITIES, THIS EXCEPTIONAL DOUBLE-FRONTED, 6-BEDROOM DETACHED FAMILY HOME IS A TRUE GEM.

PRESENTED IN PRISTINE CONDITION THROUGHOUT, THE PROPERTY BOASTS A GENEROUSLY SIZED KITCHEN/BREAKFAST ROOM, FEATURING AN ABUNDANCE OF FITTED UNITS AND MODERN APPLIANCES. IT OFFERS CONVENIENT SIDE ACCESS TO A BEAUTIFULLY LANDSCAPED REAR GARDEN – IDEAL FOR CHILDREN TO PLAY, OR FOR PRACTICING YOUR GOLF SWING IN PEACE.

THE SPACIOUS MAIN RECEPTION ROOM PROVIDES THE PERFECT SETTING FOR FAMILY GATHERINGS, WHETHER IT'S ENJOYING MEALS, MOVIE NIGHTS, OR SINGING AROUND THE PIANO.

ADDITIONALLY, THERE'S A DELIGHTFUL STUDY, OFFERING PICTURESQUE VIEWS OVER THE TRANQUIL REAR GARDEN AND, ON CLEAR DAYS, A DISTANT VIEW OF THE LONDON SKYLINE. THE GRAND ENTRANCE HALL ALSO LEADS TO ANOTHER FRONT RECEPTION ROOM, PERFECT FOR QUIET MOMENTS OR RELAXING WITH A BOOK.

UPSTAIRS, YOU'LL FIND SIX WELL-PROPORTIONED BEDROOMS, ALONG WITH A STYLISH SHOWER ROOM, A FAMILY BATHROOM, AND A SEPARATE WC.

PARKING IS A BREEZE WITH A GARAGE AND A LARGE DRIVEWAY THAT ACCOMMODATES SEVERAL VEHICLES.

THE PROPERTY IS CONVENIENTLY LOCATED NEAR TOP LOCAL SCHOOLS, INCLUDING BARROW HEDGES PRIMARY, SEATON HOUSE SCHOOL, AND HARRIS ACADEMY SUTTON. WITH CARSHALTON BEECHES STATION LESS THAN A MILE AWAY, OFFERING DIRECT SOUTHERN SERVICES TO LONDON, THIS LOCATION COULDN'T BE MORE

- 6 BEDROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES INCLUDING SUPERB SCHOOLS AND TRANSPORT FACILITIES
- STUNNING REAR GARDEN
- EPC RATING E
- COUNCIL TAX BAND G

