

WEST WAY, CARSHALTON BEECHES, SURREY, SM5 OFFERS IN THE REGION OF **£1,200,000** FREEHOLD Winkworth





WEST WAY

CARSHALTON BEECHES, SURREY, SM5

AN ATTRACTIVE FOUR BEDROOM DETACHED HOUSE WITH A FANTASTIC REAR GARDEN, SET IN ONE OF CARSHALTON BEECHES' MOST SOUGHT-AFTER ROADS

This beautiful detached house is located in a wide tree-lined road, close to well-regarded schools for all age groups, both private and state run. Also within easy reach of Carshalton Beeches, Belmont, and Sutton Train Stations which provide services to London Victoria and London Bridge. Sutton Town Centre has a comprehensive range of shops, bars and restaurants. The green open spaces of Oaks Park are also close by.







WEST WAY

CARSHALTON BEECHES, SURREY, SM5

This lovely house has a blend of modern living and original features, and has been beautifully cared for by the current owner. Occupying a large plot, the property still offers excellent potential to extend, subject to the usual consents.

The ground floor comprises; covered storm porch, spacious welcoming hallway, dining room to the front with large bay window and feature fireplace, large living room to the rear with french doors that open into the garden, fitted kitchen with ample unit and worktop space, some integrated appliances, an adjacent utility room, a study or 5th bedroom with a downstairs shower room and a separate downstairs cloakroom.

The first floor provides three double bedrooms, and a single bedroom. Both the principal bedroom and second double bedroom have ensuite showers, and three of the four bedrooms have built-in wardrobes. There is also a family bathroom.

Outside, the house has generous frontage, with a driveway that provides parking for numerous cars and access to the two separate garages. The beautiful rear garden is an impressive 150ft in length, has a patio area adjacent to the house, is mainly laid to lawn with a selection of shrub beds, all framed by mature hedge borders. At the end of the garden is a vegetable plot and useful garden shed.

This house has huge potential, and offers buyers an opportunity to create a larger than average family home.

BANSTEAD OFFICE
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AT A GLANCE…

- Entrance Hall
- Reception Room - 21’3” x 13’1” (6.48m x 3.98m)
- Dining Room - 17’3” x 16’0” (5.27m x 4.88m)
- Kitchen - 17’3” x 12’0” (5.25m x 3.66m)
- Utlity Room - 8’9” x 6’1” (2.66m x 1.86m)
- Study/Bedroom 5 - 11’4” x 9’3” (3.46m x 2.82m)
- Downstairs Shower Room
- Downstairs WC

- Bedroom 1 - 21’2” x 13’1” (6.44m x 3.98m)
- Ensuite Shower
- Bedroom 2 - 17’4” x 13’5” (5.29m x 4.10m)
- Ensuite Shower
- Bedroom 3 - 11’8” x 11’2” (3.56m x 3.40m)
- Bedroom 4 - 12’0” x 7’10” (3.66m x 2.40m)
- Family Bathroom

- Garage 1 - 17’11” x 9’3” (5.46m x 2.82m)
- Garage 2 - 21’0” x 9’8” (6.41m x 2.95m)
- Rear Garden - 150’ (45.72m) approx















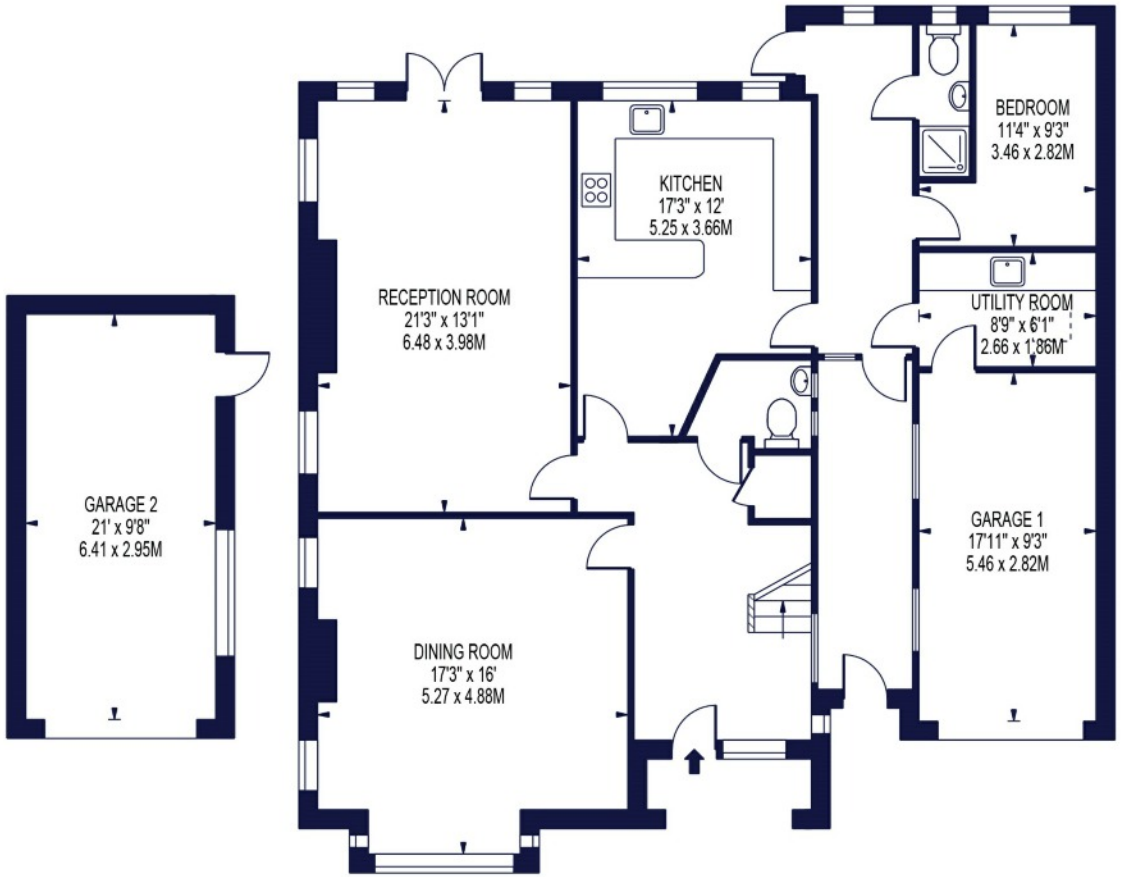


APPROXIMATE GROSS INTERNAL FLOOR AREA: **2399 SQ FT - 222.89 SQ M**

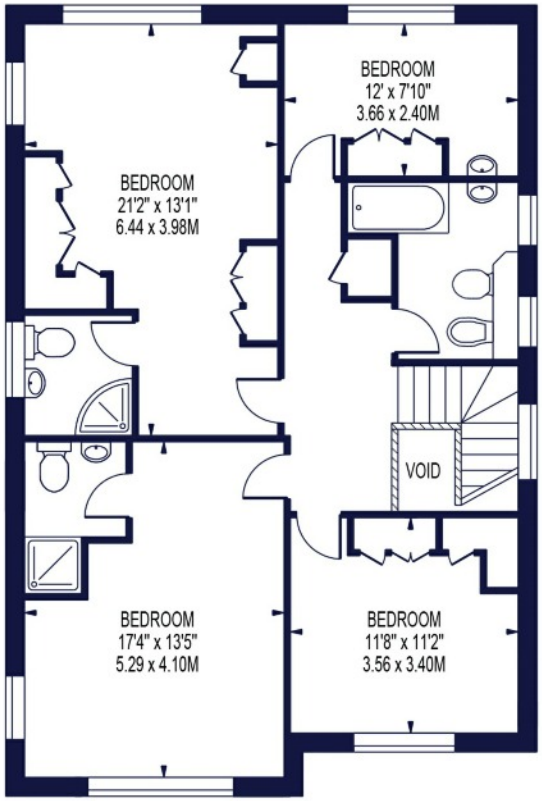
(INCLUDING GARAGE 1, EXCLUDING VOID & GARAGE 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: **166 SQ FT - 15.40 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: **204 SQ FT - 18.91 SQ M**



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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