



BEECHES AVENUE, CARSHALTON, SM5
£925,000 FREEHOLD

AN IMPRESSIVE FAMILY HOME WITH AN ABUNDANCE OF PERIOD FEATURES, FIVE DOUBLE BEDROOMS AND A HIGHLY SOUGHT-AFTER LOCATION

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- Semi Detached - approx 2650 sq ft
- 5 Double Bedrooms
- 3 Spacious Reception Rooms
- Kitchen/Breakfast Room
- Downstairs WC
- Garden Office/Studio
- Cellar
- Garden approx. 100t
- Scope to Extend
- Off Street Parking To The Front & Rear
- Detached Double Length Garage
- Walking Distance to Carshalton Beeches Station
- Close to Barrow Hedges Primary School
- Council Tax Band F
- EPC Rating D

DESCRIPTION

Edwardian architecture at its finest! This beautiful family home is set over approx. 2650 sq ft and features five double bedrooms, three large reception rooms, a spacious kitchen/breakfast room, circa 100ft garden plus a large studio at the rear with additional parking on Barrow Hedges Way. The location is prestigious and within walking distance of Carshalton Beeches station and the outstanding Barrow Hedges Primary School.

Particular features of note are the wonderfully high ceilings, feature fireplaces to many of the rooms, beautiful stained glass to the front door and attractive ceiling roses and coved coricing.

The accommodation on the ground floor features an impressive living room with large mullioned bay window and a stunning marble fireplace. The dining room can be accessed from both the living room and the entrance hall and can accommodate an eight-seater dining table. The kitchen/breakfast room is expansive and includes a range style oven, space for dining and access to a utility room and downstairs WC. The third reception room is the lovely drawing room overlooking the garden with French doors opening onto the patio.

Moving onto the first floor, the landings are staggered and start with a pretty bedroom with views over the garden, plus the family bathroom. A short flight of stairs takes you up to the next landing which provides the large principal bedroom and second well-proportioned double bedroom. Turning to the top floor, the property was built at the turn of the 20th Century when household staff 'lived in' and therefore the two top floor rooms are part of the original build. These would have been classed as 'the servants quarters', but now provide two good sized double bedrooms.

Externally to the rear, the Westerly aspect garden extends to approximately 100ft and has a spacious area of patio off the back of the house, ideal for outside dining and gatherings. The large studio/home office can be accessed from the garden as well as the main front door in Barrow Hedges Way, which has an adjacent area of hard standing, providing two additional parking spaces. To the front of the property, there is a block paved driveway providing off street parking and giving access to the double length, detached garage and side access to the rear garden.

Locally, the area of Carshalton Beeches is highly sought after and offers a parade of shops, including a local Butchers, café's, restaurants, hairdressers and lovely gift shops. The bakers is also a short walk away from the property and is a favourite with the locals! Families will benefit from nearby parkland at the picturesque Oaks Park and education in the area is highly regarded and includes Grammar Schools in the borough.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Entrance Hall

Stairs to Cellar - 23'3" x 5'9" max (7.09m x 1.75m max)

Living Room - 15'8" x 13'10" max (4.78m x 4.22m max)

Dining Room - 12'1" x 11'7" max (3.68m x 3.53m max)

Drawing Room - 16' x 11'7" max (4.88m x 3.53m max)

Kitchen/Breakfast Room - 19' x 12'10" max (5.8m x 3.9m max)

Utility Room plus Downstairs WC

Bedroom - 19' x 14'10" max (5.8m x 4.52m max)

Bedroom - 12'3" x 11'7" max (3.73m x 3.53m max)

Bedroom - 15'7" x 11'7" max (4.75m x 3.53m max)

Family Bathroom - 8'6" x 7'7" max (2.6m x 2.3m max)

Bedroom - 12'5" x 12'2" max (3.78m x 3.7m max)

Bedroom - 11'2" x 9' max (3.4m x 2.74m max)

Garden - Approx. 100ft

Office/Studio - 16'9" x 14'10" max (5.1m x 4.52m max)

Garage - 23'6" x 9' max (7.16m x 2.74m max)

Parking on Driveway

Off Street Parking To The Rear



Beeches Avenue, Carshalton Beeches SM5 3LJ
INTERNAL FLOOR AREA (APPROX.) 2650 sq ft/ 246.2 sq m
Including Office and Garage
Garden extends to 100' (30.48m) approx.

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.