

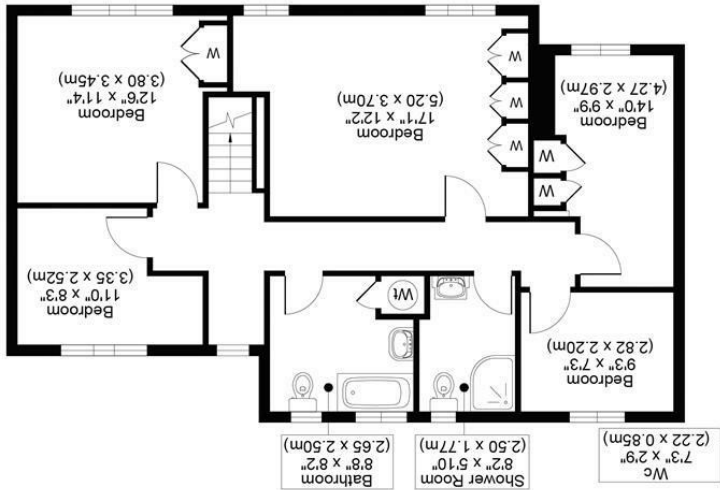


CHRISTIES

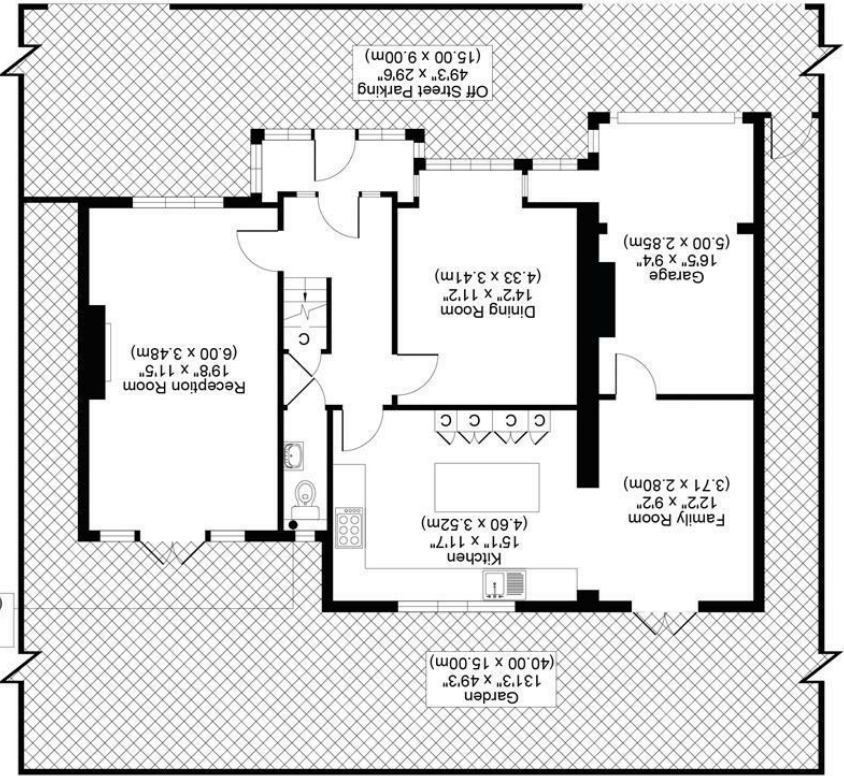


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FIRST FLOOR



GROUND FLOOR



PRINCES AVENUE, SMS
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1851 SQ.FT (172 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1689 SQ.FT (157 SQ.M)

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.

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RICS

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CHRISTIES

PRINCES AVENUE, CARSHALTON SM5 4NZ

OFFERS IN EXCESS OF £1,000,000

LOCATED ON QUIET ROAD IN THE HEART OF THE EVER-POPULAR AREA OF CARSHALTON BEECHES THIS FIVE-BEDROOM DETACHED HOME OFFERS FANTASTIC ACCOMMODATION WITH AN UNRIVALLED LOCATION.

THE GROUND FLOOR OF THE PROPERTY BENEFITS FROM A WIDE ENTRANCE HALL, SPACIOUS DOUBLE ASPECT FORMAL RECEPTION ROOM, FORMAL DINING ROOM, W/C , LARGE KITCHEN/DINER WITH A CONNECTING FAMILY ROOM/SNUG, PERFECT FOR FAMILIES! THE BACK GARDEN IS IN EXCESS OF 130FT LONG, PERFECT FOR PARTIES AND GATHERINGS IN THE SUMMER.

UPSTAIRS COMPRISES OF FOUR DOUBLE BEDROOMS, FURTHER LARGE SINGLE BEDROOM CURRENTLY USED AS STUDY, BATHROOM, AND SEPARATE SHOWER ROOM!

ADDITIONAL ADVANTAGES INCLUDE CARRIAGE DRIVEWAY, GARAGE AND POTENTIAL TO EXTEND SUBJECT TO PLANNING.

THE PROPERTY IS PERFECTLY LOCATED FOR MANY OF THE LOCAL OUTSTANDING PRIMARY AND SECONDARY SCHOOLS AND WITH CARSHALTON BEECHES STATION JUST 0.5 MILES AWAY WITH SERVICES TO LONDON BRIDGE AND VICTORIA.

CALL OUR SALES TEAM TODAY TO ARRANGE YOUR VIEWING.

- CARRIAGE DRIVEWAY
- POTENTIAL TO EXTEND (S.T.P.P)
- SOUGHT AFTER LOCATION
- EPC RATING C
- COUNCIL TAX BAND G

