



Goodfellows - Carshalton Beeches

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www.goodfellows.co.uk

Bramblewood Close, Carshalton, SM5 1PH



Overview...

Three Bedroom End of

Terrace

Off Street Parking for Two

Cars

Large Garden Workshop

Potential to Extend (STPP)

Council Tax Band: D

EPC Rating: D



Our view...

A three bedroom end of terrace house located on a favoured residential road in Carshalton. The property provides well maintained accommodation which includes a front reception room, fitted kitchen/diner, two double bedrooms, a third single bedroom and a family bathroom. Outside is a shingled drive providing off street parking for two cars, and to the rear a good size garden with summerhouse and large workshop. The property is well positioned for transports links, with a number of bus stops nearby and Hackbridge, Mitcham Junction and Carshalton stations all within easy travelling distance, offering a variety of direct links to central London. The area is renowned for its excellent schooling, and the property is well placed for a number of primary and secondary schools.

Asking Price: £500,000

Freehold

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

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Porch Enclosed

Double glazed windows to front aspect, tiled floor.

Lounge

16'6" x 13'3" (5.03m x 4.04m)

Splay bay double glazed window to front aspect, coved ceiling, cast iron fireplace with wood surround and mantle, under stairs storage cupboard, carpeted, stairs to first floor.

Kitchen/Diner

16'6" x 10'3" (5.03m x 3.12m)

Double glazed patio doors to garden, coved ceiling, range of wall and base units with contrasting work tops, inset single bowl sink and drainer, tiled splash back, space for range cooker, extractor hood, space for fridge freezer, dishwasher and washing machine, wall mounted boiler, tiled floor.





Your View...



Landing

Double glazed window to side aspect, carpeted.

Bedroom One

11'3" x 10'2" (3.43m x 3.1m)

Double glazed window to front aspect, coved ceiling, carpeted.

Bedroom Two

10'2" x 10'2" (3.1m x 3.1m)

Double glazed window to rear aspect, coved ceiling, wood laminate flooring.

Bedroom Three

8'11" x 6'4" (2.72m x 1.93m)

Double glazed window to front aspect, wood laminate flooring.

Family Bathroom

Double glazed frosted window to rear aspect, part tiled, enclosed bath with mixer tap and shower spray, hand basin vanity unit, WC, heated towel rail, tiled floor.

Outside

Rear Garden

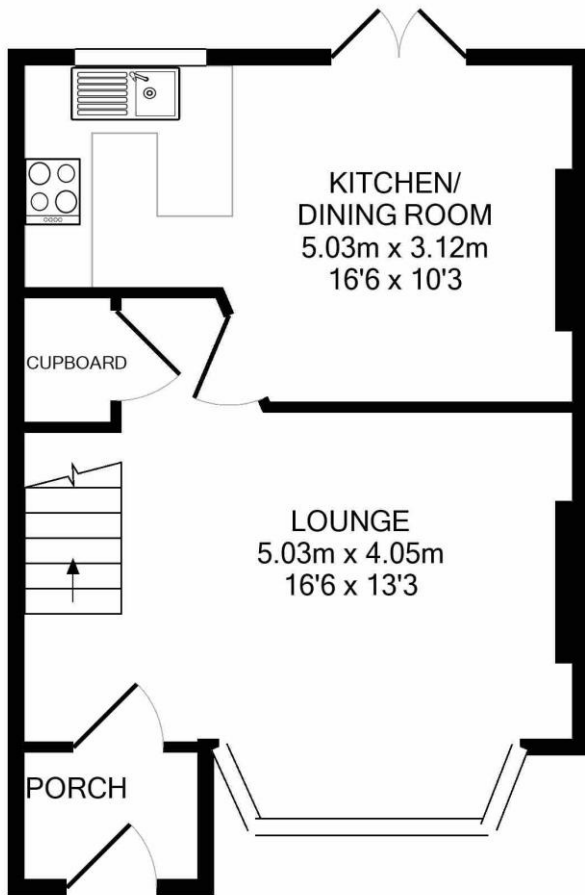
Patio area leading to lawn, flower beds with a variety of plants and shrubs, mature tree, summer house, gated side access with double door and rear access to work shop.

Work Shop

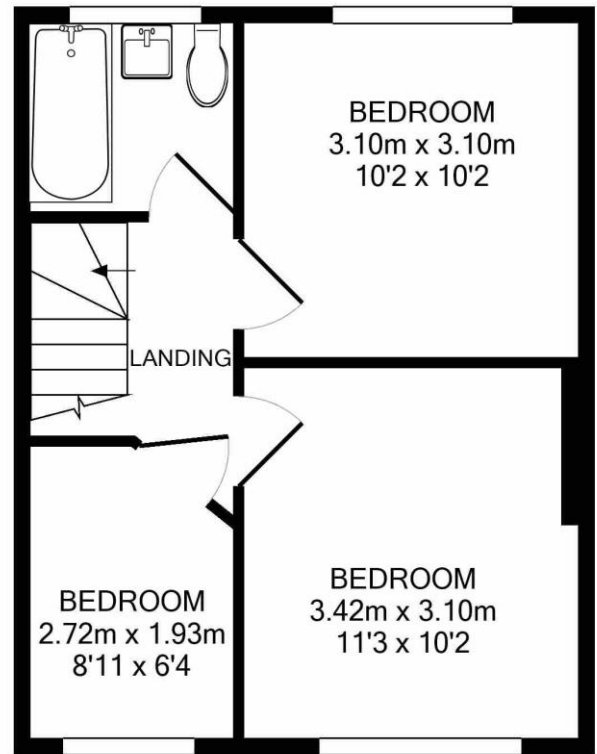
Lighting, power points, storage units, shelving and fuse box.

Front Garden

Shingled drive providing off street parking for two cars, gated side access.



Ground Floor
Approx. Floor
Area 34.1 Sq.M.
(367 Sq.Ft.)



1st Floor
Approx. Floor
Area 32.5 Sq.M.
(350 Sq.Ft.)

Total Approx. Floor Area 66.6 Sq.M. (716 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority

London Borough of Sutton

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

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

All Measurements

All Measurements are Approximate

Floorplan Clause

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For full EPC please contact the branch

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