



Goodfellows - Carshalton Beeches

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

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www.goodfellows.co.uk

St. Andrews Road, Carshalton, SM5



Overview...

Chain Free

Private Rear Garden

Close to amenities

Approximately 5% rental
yield

Freehold

Council Tax Band: A

EPC Rating: C

Our view...

A Rare Find ! This self contained one bedroom maisonette is perfectly located for Carshalton and mainline station. The property benefits from a large private garden and has ample storage facilities. Being freehold there are no associated service charges here which you'd usually expect to find with a property of this size. The property would therefore be very much ideal for a First-time buyer or investor. With ample worktop space in the kitchen, space for a double bed and large garden this truly is unique in its own right.

Offers in excess of: £215,000

Freehold

Other important information which you will need to know about this property can be found at goodfellows.co.uk

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

www.goodfellows.co.uk



Entrance Hall

Double glazed door to front, lighting.

Living Room/ Kitchen

8'3" x 14'2" (2.51m x 4.32m)

Double glazed window to side aspect, wooden flooring, a range of eye and base level units, integrated oven and hob, extractor hood, sink with drainer, space for washer dryer, downlighting under cupboards, power points.

Bedroom

8'3" x 8'2" (2.51m x 2.5m)

Double glazed window to rear aspect, power points, door leading out to garden.

Shower Room

3'8" x 8'2" (1.12m x 2.5m)

Fully tiled bathroom, extractor fan, towel rail, shower, sink with mixer tap.



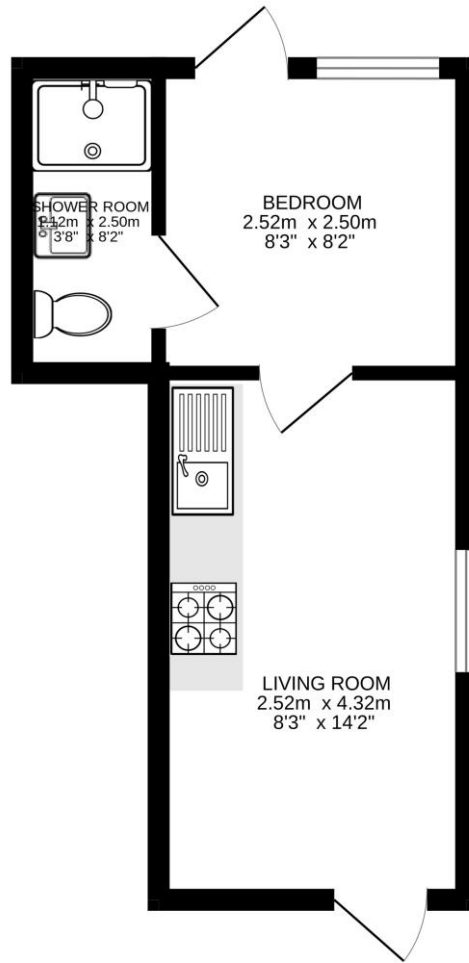


Your View...



Garden

Paving, astro turf, fencing, large shed to rear, rockery.



Ground floor
20.0 sq.m. (215 sq.ft.) approx.

TOTAL FLOOR AREA : 20.0 sq.m. (215 sq.ft.) approx.
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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