

31 Beeches Avenue, Carshalton, SM5 3LJ
£895,000



PAUL GRAHAM

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DESCRIPTION

This delightful detached four-bedroom period home in Carshalton Beeches offers a perfect blend of classic charm and modern comfort. With versatile living spaces including a cinema room and open-plan kitchen/diner leading to a lush garden, it's an ideal family retreat. Upstairs, four tranquil bedrooms await, along with a luxurious family bathroom. A triple garage with the potential for conversion and a gated driveway complete the picture of convenience and luxury. Nestled in the heart of Carshalton Beeches, this home enjoys easy access to the station, shops, and dining options. Families will appreciate the proximity to excellent schools, making it an ideal setting for suburban living at its finest.



ROOMS

PORCH

ENTRANCE HALL

LOUNGE 15' 9" x 14' 5" (4.8m x 4.39m)

KITCHEN/DINER 22' 7" x 11' 1" (6.88m x 3.38m)

CINEMA ROOM 12' 10" x 10' 4" (3.91m x 3.15m)

UTILITY ROOM 9' 10" x 7' 6" (3m x 2.29m)

LANDING

BEDROOM 1 15' 8" x 12' 1" (4.78m x 3.68m)

BEDROOM 2 13' 6" x 11' 2" (4.11m x 3.4m)

BEDROOM 3 11' 4" x 10' 11" (3.45m x 3.33m)

BEDROOM 4 10' 1" x 8' 11" (3.07m x 2.72m)

BATHROOM

BASEMENT/UTILITY ROOM 29' 2" x 6' 6" (8.89m x 1.98m)

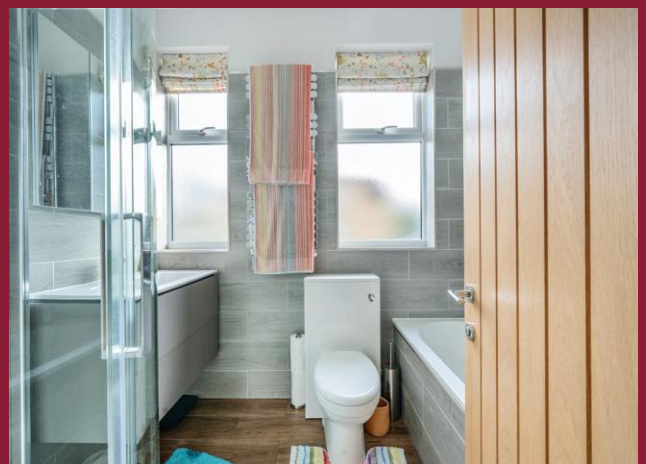
GARDEN

STUDIO/OFFICE 17' 9" x 11' 11" (5.41m x 3.63m)

TRIPLE GARAGE 28' 1" x 17' 9" (8.56m x 5.41m)

OFF ROAD PARKING

NO ONWARD CHAIN



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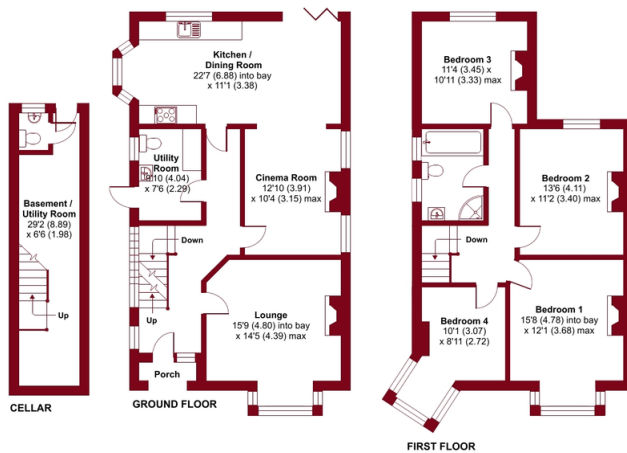
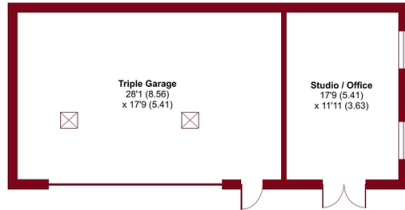
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FLOOR PLAN

Beeches Avenue, Carshalton, SM5

Approximate Area = 1551 sq ft / 144 sq m
 Garage = 509 sq ft / 47.2 sq m
 Outbuilding = 216 sq ft / 20 sq m
 Total = 2276 sq ft / 211.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchwood 2024. Produced for Paul Graham. REF: 1108108



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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