

Sunnymede Avenue Carshalton, Surrey SM5 4JA

Williams Harlow are delighted to offer this spacious 1930's five bedroom extended semi detached property. The ground floor offers exceptional space with front and rear reception rooms with the added benefit of a spacious conservatory off the rear reception. There is a fully fitted kitchen breakfast room and a downstairs WC. On the first floor there are three double bedrooms and a single bedroom/study and a family bathroom. Bedroom five is a spacious loft conversion with an en-suite. Outside there is a 125ft approximately south easterly rear garden backing on to Oaks golf course.

£775,000 - Freehold



FRONT DOOR

Solid front door with leaded light stained glass, giving access to:

ENTRANCE HALL

Original parquet flooring, radiator, picture rail, coved ceiling, stairs rising to the first floor and understairs storage cupboard.

FRONT RECEPTION ROOM

3.71m x 4.01m (12'2 x 13'2)

Front aspect original leaded light bay window. Radiator. Coved ceiling. Gas fireplace with cast iron inset and limestone surround.

REAR RECEPTION ROOM

4.27m x 3.76m (14'0 x 12'4)

Original parquet flooring. Picture rail. Radiator. Gas fireplace with ornate wood surround. Sliding patio door giving access through to the:

CONSERVATORY

3.43m x 3.73m (11'3 x 12'3)

Tiled flooring. Radiator. Double glazed doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

3.40m x 3.15m (11'2 x 10'4)

Rear aspect double glazed window. Part tiled walls and tiled flooring. Range of low and eye level units. Stainless steel sink drainer. Laminate work tops. Space for cooker. Integrated dishwasher and space for fridge freezer.

UTILITY ROOM

1.83m x 2.97m (6'0 x 9'9)

Eye level units. Tiled flooring and part tiled walls. Double glazed window and door to the garden. Space and plumbing for washing machine and tumble dryer. Door to:

DOWNSTAIRS WC

WC, wash hand basin and double glazed window.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.71m x 3.63m (12'2 x 11'11)

Front aspect double glazed leaded light bay window. Radiator. Laminate flooring. Coved ceiling.

BEDROOM TWO

4.24m x 3.51m (13'11 x 11'6)

Rear aspect double glazed window. Laminate flooring. Coved ceiling. Radiator.

BEDROOM THREE

8.08m x 2.95m (26'6 x 9'8)

Front aspect double glazed leaded light window and double glazed rear window. Radiator. Laminate flooring.

STUDY/BEDROOM FOUR

2.54m x 1.78m (8'4 x 5'10)

Double glazed leaded light window.

BATHROOM

Frosted double glazed window. Part tiled walls and tiled floor. Panelled bath. Walk in shower cubicle Heated towel rail. WC. Vanity wash hand basin. Downlighters.

SECOND FLOOR ACCOMMODATION

BEDROOM FIVE/LOFT ROOM

Storage cupboards in eaves. Velux skylights. Fitted wardrobes. Radiator.

EN-SUITE

Walk in shower. Low level WC. Vanity wash hand basin. Heated towel rail. Tiled flooring.

OUTSIDE

FRONT

There is a driveway providing off street parking for 3/4 vehicles.

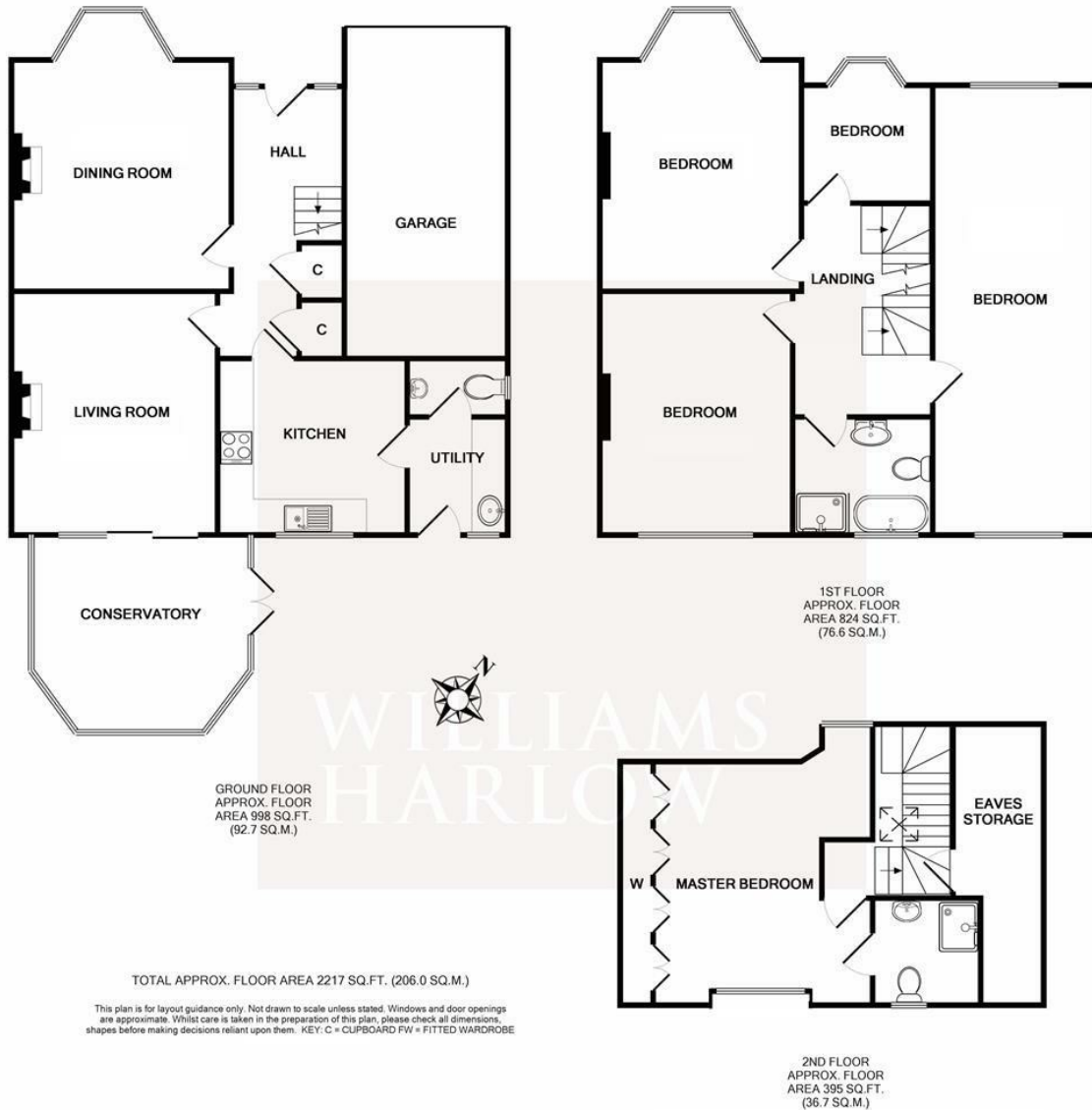
INTEGRAL GARAGE

Housing gas central heating combi boiler.

REAR GARDEN

There is a decked area to the rear of the property with the remainder of the garden mainly laid to lawn and some mature trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		