15 Beeches Avenue, Carshalton, SM5 3LJ

Guide price £1,000,000

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WH WATSON HOMES
Estate Agents

15 Beeches Avenue, Carshalton, SM5 3LJ

A stunning five to seven bedroom Edwardian family home

Located in the heart of Carshalton Beeches, this impressive Edwardian property offers five bedrooms plus two additional loft rooms (formerly integrated servants quarters), providing exceptionally generous and versatile accommodation. Perfectly positioned to enjoy all the amenities the area has to offer, the home is rich in character and full of period charm.

Having been a much loved family home for many years, the property now presents an exciting opportunity for the next generation to create their own lasting memories. Original features such as cast iron fireplaces and elegant ceiling roses have been carefully retained, adding warmth and character that will appeal to those who appreciate classic period detailing.

Beeches Avenue is ideally situated just moments from Carshalton Beeches mainline station (29 mins to London Bridge), while directly opposite the property sits the much loved village bakery, renowned locally for over fifty years. The property is in the catchment area for the local grammar schools.

Accommodation

Sheltered entrance
Ornate tiled step, feature stained the glass wooden front door to..

Spacious entrance hall
Stripped floorboards, old school style radiator, under stairs storage cupboard, dado rail, picture rail, coved ceiling and ceiling rose, under stairs storage cupboard, wall mounted digital thermostat.

Lounge
Obscure leaded light bay window to front aspect, double panel radiator, feature cast iron fireplace, picture rail, decorative mouldings, coved ceiling and ceiling rose, fitted plantation shutters.

Dining room
Glazed windows and feature door to rear aspect, old school style radiators, gas fireplace, bespoke fitted shelving, picture rail, decorative mouldings, coved ceiling and ceiling rose.

Breakfast room
Double glazed window to side aspect, built in storage cupboard, stripped floorboards.

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and brushed chrome mixer tap with hose attachment, space and plumbing for washing machine and tumble dryer, space for dishwasher, inlaid gas hob with oven/grill below and extractor fan above, integrated fridge/freezer, tiled splash back, tiled flooring with underfloor heating, double glazed window to side aspect.

Conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to decking area, tiled flooring with underfloor heating.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, decorative tiled flooring, obscure glazed window to side aspect.

Stairs to 1st floor landing

Main bedroom
Double glazed bay window to front aspect, double panel radiator, picture rail, coved ceiling, fitted plantation shutters.

Bedroom two
Double glazed window to rear aspect, fitted plantation shutters, open fireplace, built in wardrobe, double panel radiator, picture rail, coved ceiling.

Bedroom three
Double glazed window to side aspect, single panel radiator, ceiling rose, feature cast iron fireplace, cupboard housing hot water tank.

Bedroom four
Double glazed window to rear aspect, single panel radiator, feature cast iron fireplace.

Bedroom five
Glazed window to front aspect, fitted plantation shutters, single panel radiator.

Bathroom
Spacious four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, part tiled walls, decorative tiled flooring with underfloor heating, obscure glazed windows to side aspect.

Stairs to 2nd floor

Spacious loft with two further potential bedrooms, access to eaves storage, double glazed window to side aspect and window at rear, two single panel radiators.

Rear garden (Westerly aspect)
Approximately 80ft
Large decking area leading to lawn section with flower beds and shrubs bordering, fencing enclosed, gated side access, outside tap.

Front
Paved driveway providing off street parking for two vehicles with flowerbeds and shrubs bordering, side storage shed and gated access.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

RAPTOR COUNTRY
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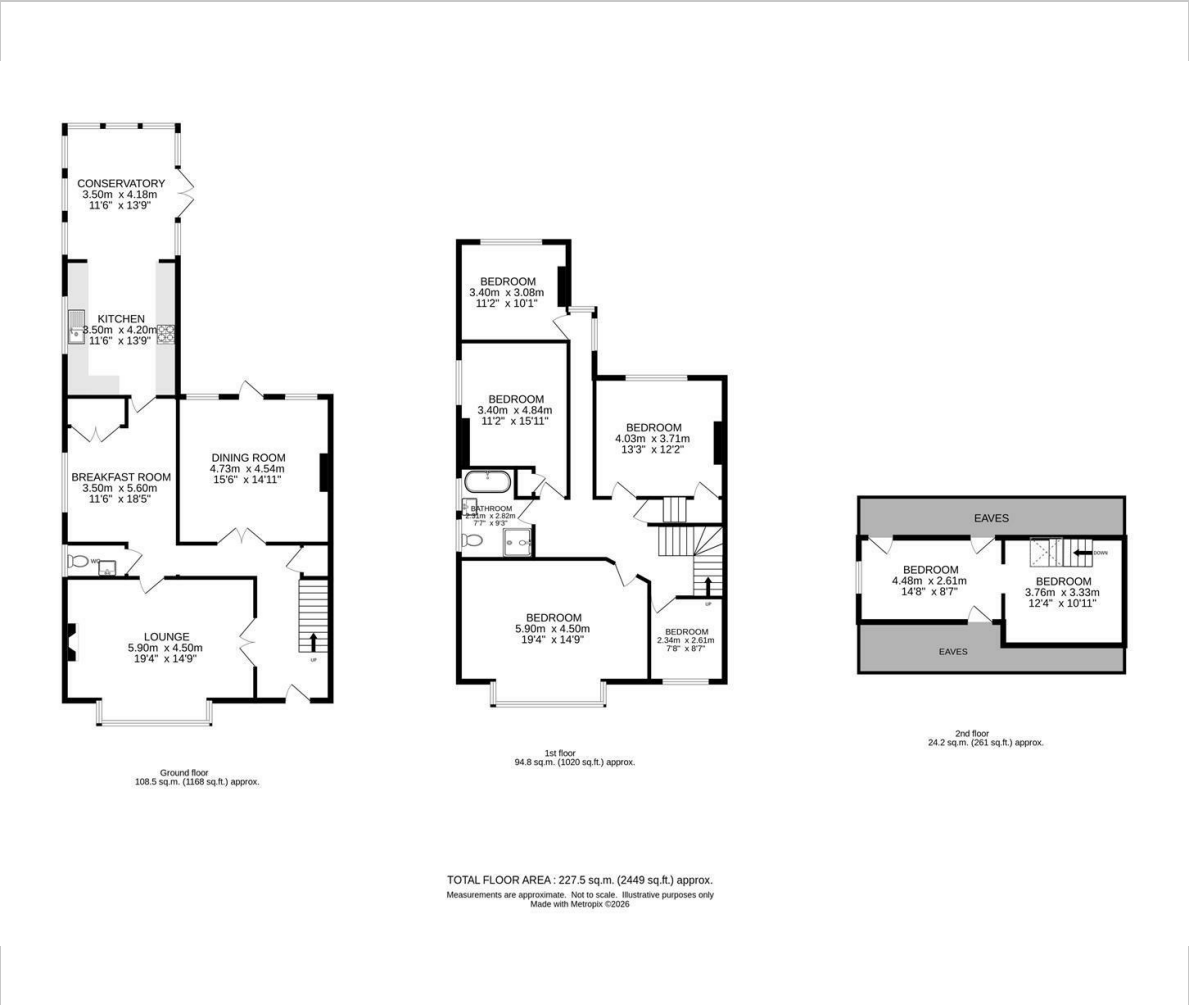
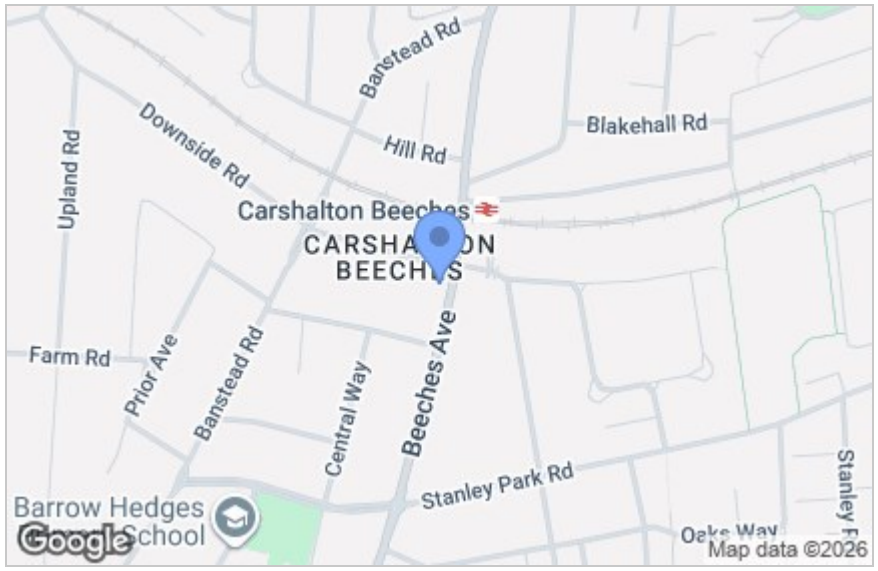
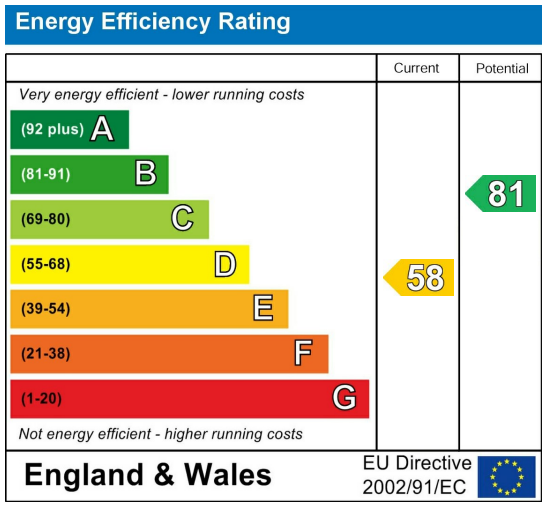
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
if you wish to arrange a viewing appointment for this property or require further information.

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