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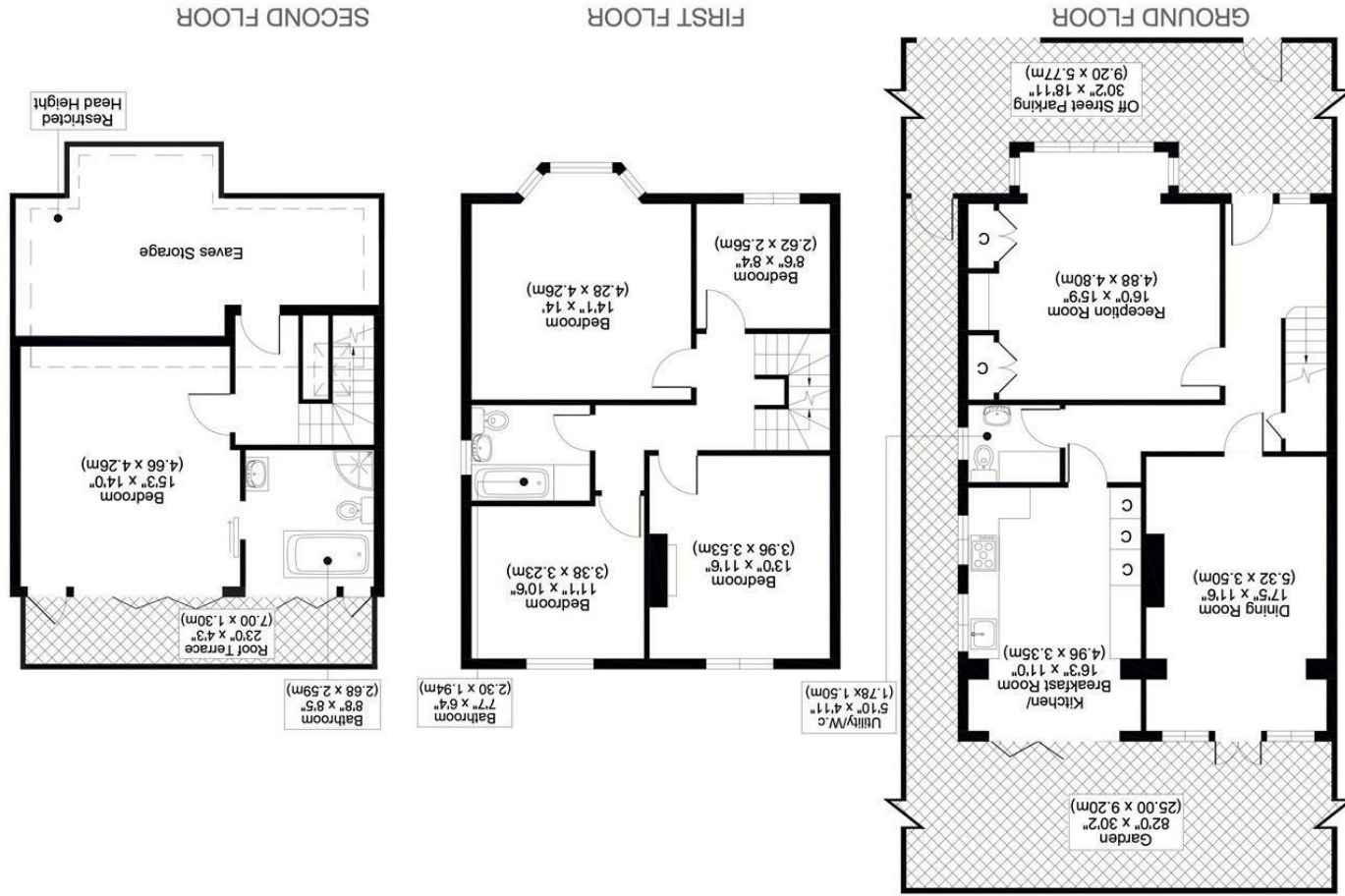
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



GROSVENOR AVENUE, SMS
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT AND EAVES STORAGES & 2034 SQ.FT (189 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND EAVES STORAGES & 1781 SQ.FT (166 SQ.M)



CHRISTIES



THIS DELIGHTFUL EDWARDIAN 5-BEDROOM FAMILY HOME IS SITUATED ON A TREE LINED AVENUE IN THE HISTORIC TOWN OF CARSHALTON. LOCATION MATTERS AND THIS HOUSE'S LOCATION HAS IT ALL: IT IS WITHIN THE TRADITIONAL CATCHMENT AREA FOR NATIONALLY OUTSTANDING SCHOOLS SUCH AS WILSON'S, WALLINGTON GRAMMAR, SUTTON GRAMMAR AND WALLINGTON GIRLS; IT IS A FEW MINUTES' WALK TO CARSHALTON VILLAGE AND CARSHALTON BEECHES, WITH THEIR GREAT RANGE OF SHOPS, RESTAURANTS, CAFÉS AND LEISURE FACILITIES (WHICH INCLUDE A SWIMMING POOL, GYMS, TENNIS COURTS, SQUASH COURTS, A LOCAL PERFORMING ARTS CENTRE AND SPAS); REGULAR TRAINS RUN TO LONDON BRIDGE AND LONDON VICTORIA FROM CARSHALTON BEECHES AND CARSHALTON RAIL STATIONS; AND AT THE WEEKEND PICTURESQUE PARKS, PONDS AND PLAYGROUNDS, IDEAL FOR FAMILIES, ARE IN ABUNDANCE WITH CARSHALTON PARK ITSELF JUST MOMENTS AWAY.

THE PROPERTY OFFERS A WEALTH OF SPACE. THE GROUND FLOOR BOASTS A BEAUTIFUL ENTRANCE HALL, A LARGE RECEPTION ROOM WITH DECORATIVE FIREPLACE, A DINING ROOM WITH DOUBLE DOORS TO OUTSIDE AND A KITCHEN/DINER, WITH A FULL RANGE OF QUALITY BRAND BUILT IN APPLIANCES, INCLUDING AN EXTRA FRIDGE FOR DRINKS, AND BIFOLDING DOORS LEADING TO A SUBSTANTIAL PATIO FOR ENTERTAINING AND A GOOD-SIZED REAR GARDEN WITH 2 SHEDS. THERE IS ALSO A UTILITY ROOM/WC WITH A CEILING CLOTHES MAID.

ON THE FIRST FLOOR YOU ARE PRESENTED WITH 3 SUPERB DOUBLE BEDROOMS, FAMILY BATHROOM, AND A FURTHER SINGLE BEDROOM CURRENTLY USED AS A STUDY... IF YOU WORK FROM HOME, LOOK NO FURTHER!

- ORIGINAL FEATURES THROUGHOUT
- SOUGHT AFTER LOCATION
- PARKING/DRIVEWAY
- COUNCIL TAX BAND F
- EPC RATING D

