



10 Burns Close, Carshalton Beeches, Surrey, SM5 4PY

Offers over £650,000



4



3



2

Cromwells  
ESTATE AGENTS





# 10 Burns Close, Carshalton Beeches, SM5 4PY

SPACIOUS FOUR BEDROOM HOUSE. Nestled in the sought-after Burns Close, Carshalton, this stunning townhouse offers a perfect blend of modern living and comfort. Boasting four generously sized bedrooms, three bathrooms and utility room spread across three floors, with an integral garage and off-street parking. This property is ideal for a growing family looking for ample space to thrive.

Upon entering, you are greeted by a versatile ground floor which can be adapted for your personal requirements ie. ideal as a granny/older child separate living floor as there is a shower room, utility room and large bedroom/office.

Outside, a delightful level garden awaits, providing a tranquil escape from the hustle and bustle of everyday life.

## Accommodation

Double glazed front door to...

## Entrance Hall

Doors to utility room, bedroom four, downstairs shower room and garage. Radiator, laminate flooring, ceiling coving, large under stairs cupboard.

## Utility Room

Work surfaces with drawers and cupboards below, matching tall unit, stainless steel sink with chrome taps and tiled splashback, space and plumbing for washing machine and tumble dryer, wall mounted Worcester gas central heating boiler, extractor fan, radiator, double glazed door to garden.

## Bedroom Four

UPVC double glazed French doors to garden, ceiling coving, laminate flooring, two radiators.

## Downstairs Shower Room

Modern white suite comprising shower enclosure with chrome shower fittings, pedestal wash hand basin with chrome taps and Mosaic tiled splashback, low level WC, UPVC double glazed window to front aspect, extractor fan, radiator.

## Stairs to 1st floor landing

## Lounge

L-shaped lounge with deep bay recess with UPVC double glazed French doors and Juliet balcony, matching UPVC double glazed sash style window to front aspect, feature fireplace with marble backing and hearth with coal effect gas fire insert, ceiling coving, two radiators,

## Kitchen Dining Room

Work surfaces with modern drawers and cupboards below, matching wall units with under lighting, 1.5 bowl stainless steel sink with modern chrome mixer tap, built-in eye level double oven, gas hob with integrated cooker hood above, space and plumbing for dishwasher, space for American style fridge freezer, tiled splashback, two UPVC double glazed windows to rear aspect with pleasant views over gardens, radiator.

## Stairs to 2nd floor landing

Large airing cupboard housing hot water tank and shelving, radiator, doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft.

## Master Bedroom

Two built-in double wardrobes, UPVC double glazed window to rear aspect, radiator, door to...

## Ensuite Shower Room

Modern white suite comprising large walk-in shower enclosure with chrome shower fittings, built-in vanity area with inset sink with modern chrome mixer tap and cupboards below, low level WC with push button flush, chrome radiator/towel rail, extractor fan.

## Bedroom two

Large built-in wardrobe, UPVC double glazed window to front aspect, radiator.

## Bedroom three

UPVC double glazed window to front aspect, radiator.

## Bathroom

Newly fitted modern family bathroom with modern white suite comprising panel enclosed bath with chrome mixer taps and chrome shower fittings, vanity sink with modern chrome mixer tap and drawers below, low-level WC with push button flush, Metro tile style part tiled walls, chrome radiator/towel rail, wall mounted chrome shaving socket, built-in shelving to recess with feature down lighter, dark wood laminate flooring, extractor fan.

## Garden

Mainly laid to lawn with flower borders, further feature slate base patio seating area to rear, large cobbled patio area, fence enclosed, outside light and tap.

## Garage

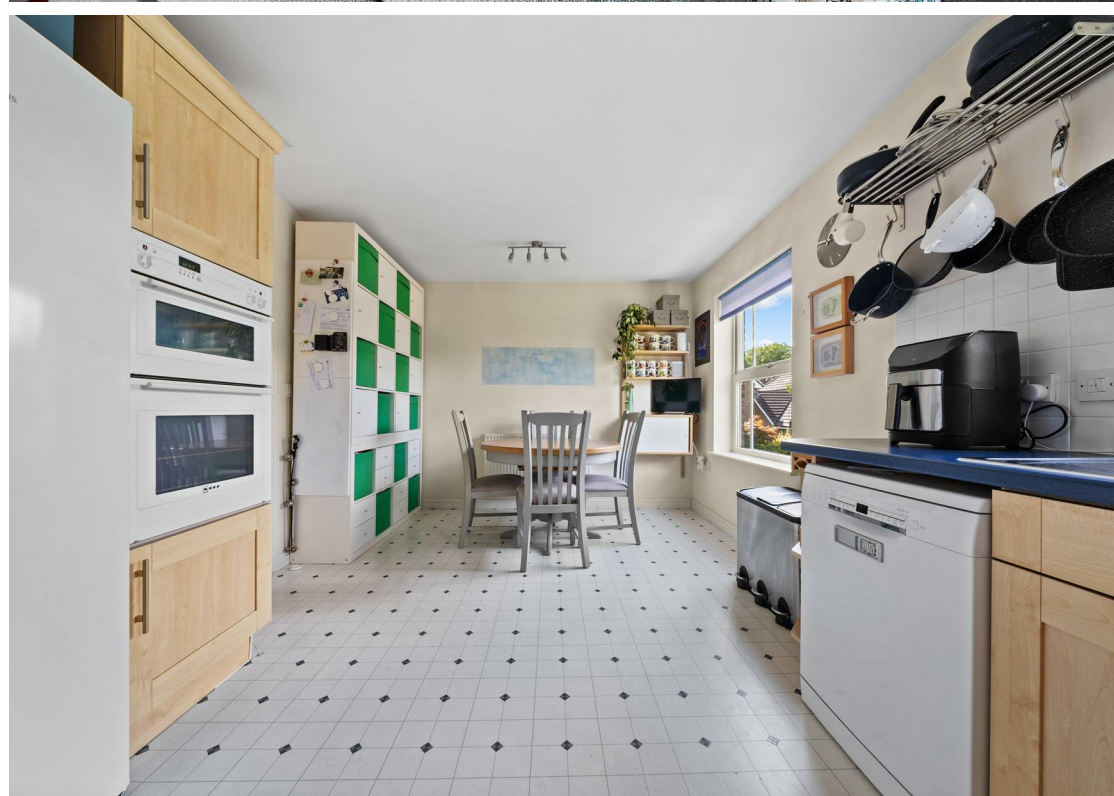
Up and over door, power and light, fuseboard.

Driveway providing off street parking.















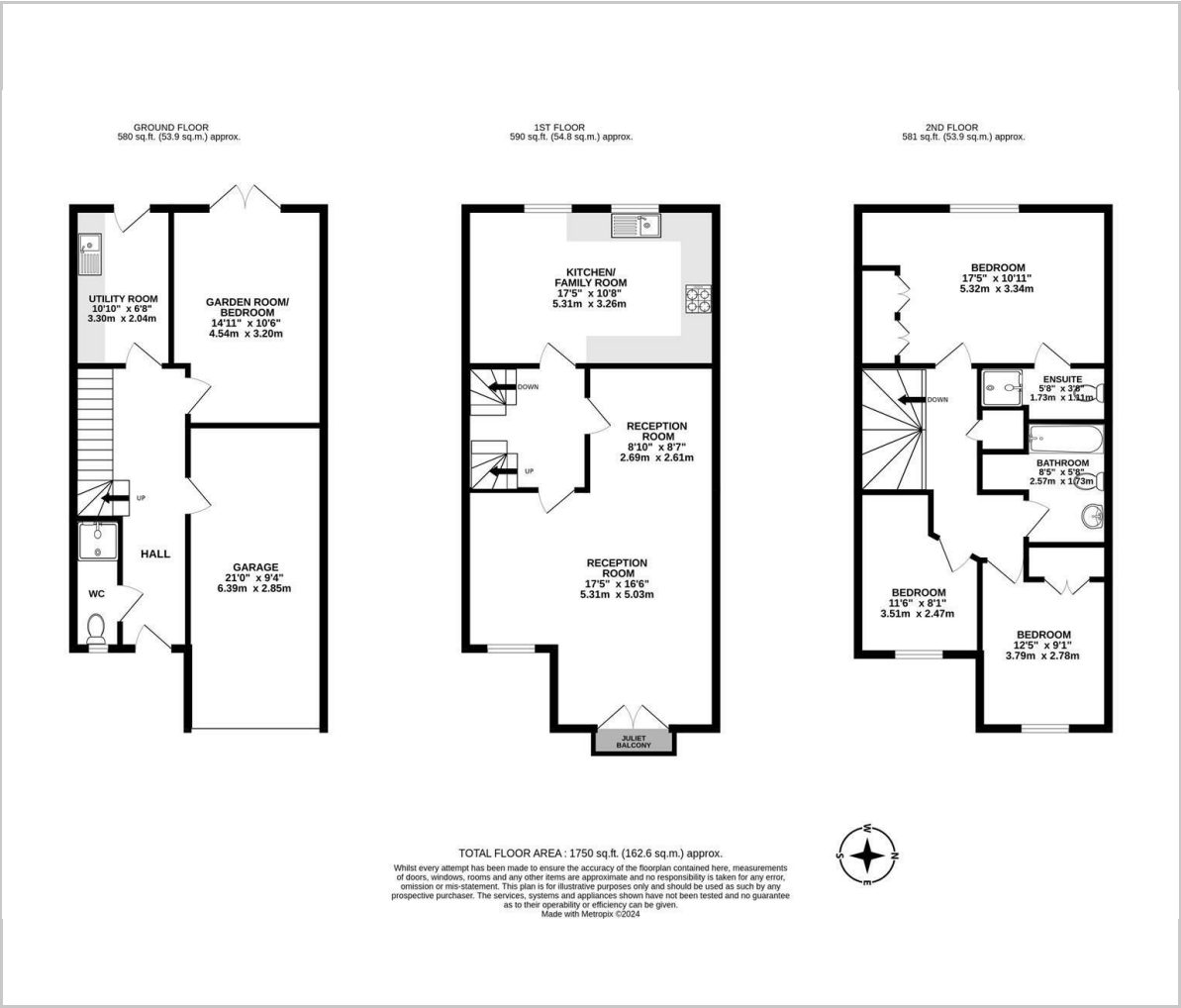








Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

