



23 Metcalfe Avenue, Carshalton, SM5 4AW

Offers over £700,000

WH WATSON HOMES
Estate Agents

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VENDOR SUITED!!! Nestled away in a popular modern development in Carshalton Beeches, Watson Homes are delighted to offer this spacious four bedroom, two bathroom extended family home in the ever popular 'Sovereign Park' development. This contemporary property benefits from an extended lounge/diner, an ensuite shower room, a pretty rear garden and a garage.

Metcalfe Avenue is ideally located for those looking to be close to popular local schools, with Stanley Park Junior, Bandon Hill Woodfield, and Oaks Park High School all within walking distance. The area is well serviced for transport links with Carshalton Beeches train station and various bus links easy accessible, plus a variety of local shops nearby. There also a mini supermarket, nursery and children's play area within the development.

The property has the added bonus of solar panels and more information on this can be provided.

Accommodation

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KITCHEN/BREAKFAST ROOM

6.9864ft x 14.9896ft (2.1m x 4.6m)

RECEPTION/DINING ROOM

16.0064ft x 24.9936ft (4.9m x 7.6m)

REAR GARDEN

22.9928ft x 30.996ft (7m x 9.4m)

WC

2.9848ft x 4.9856ft (0.9m x 1.5m)

PRINCIPAL BEDROOM 1

8.9872ft x 14.0056ft (2.7m x 4.3m)

BEDROOM WITH ENSUITE SHOWER SUITE

BEDROOM 2

8.0032ft x 14.0056ft (2.4m x 4.3m)

FAMILY BATHROOM

6.0024ft x 6.9864ft (1.8m x 2.1m)

BEDROOM 3

12.9888ft x 14.0056ft (4m x 4.3m)

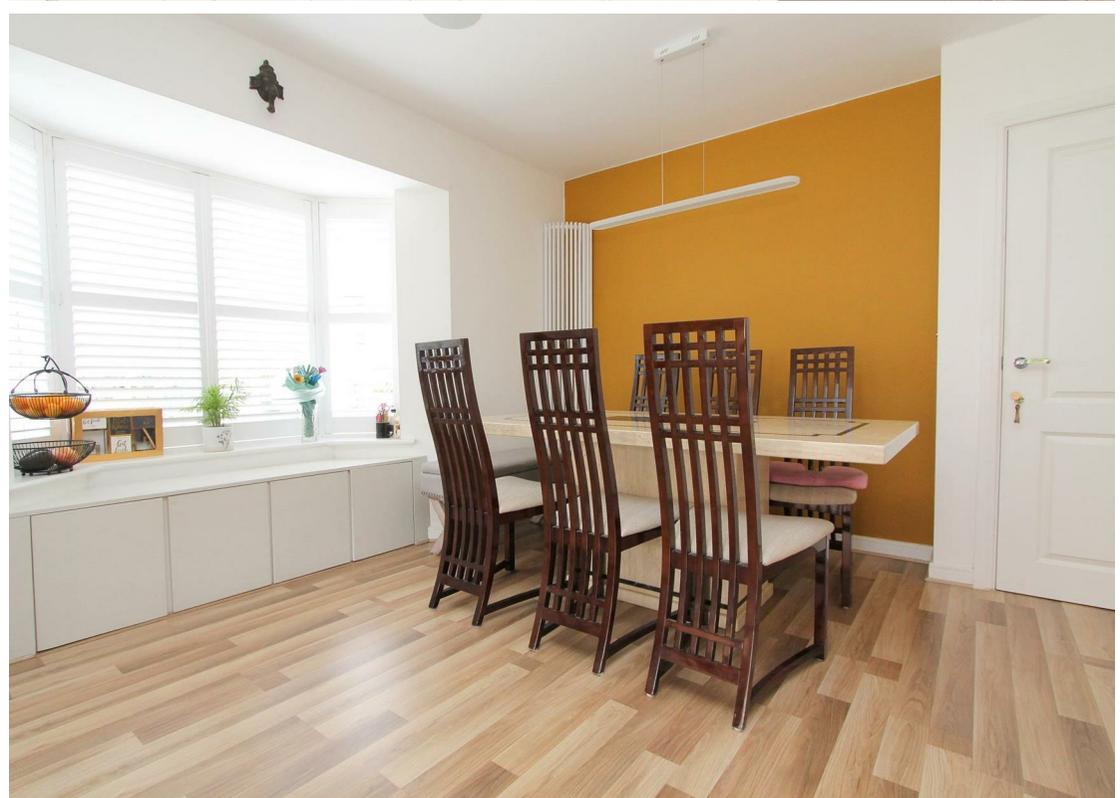
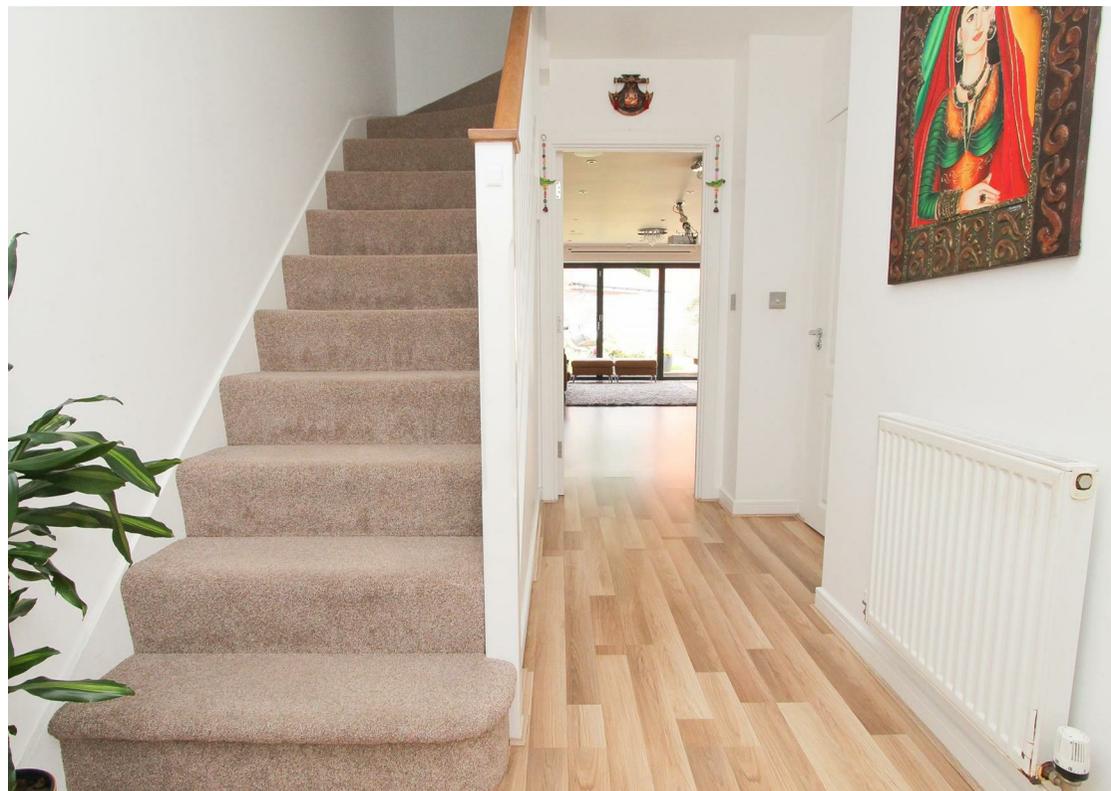
BEDROOM 4 / STUDY

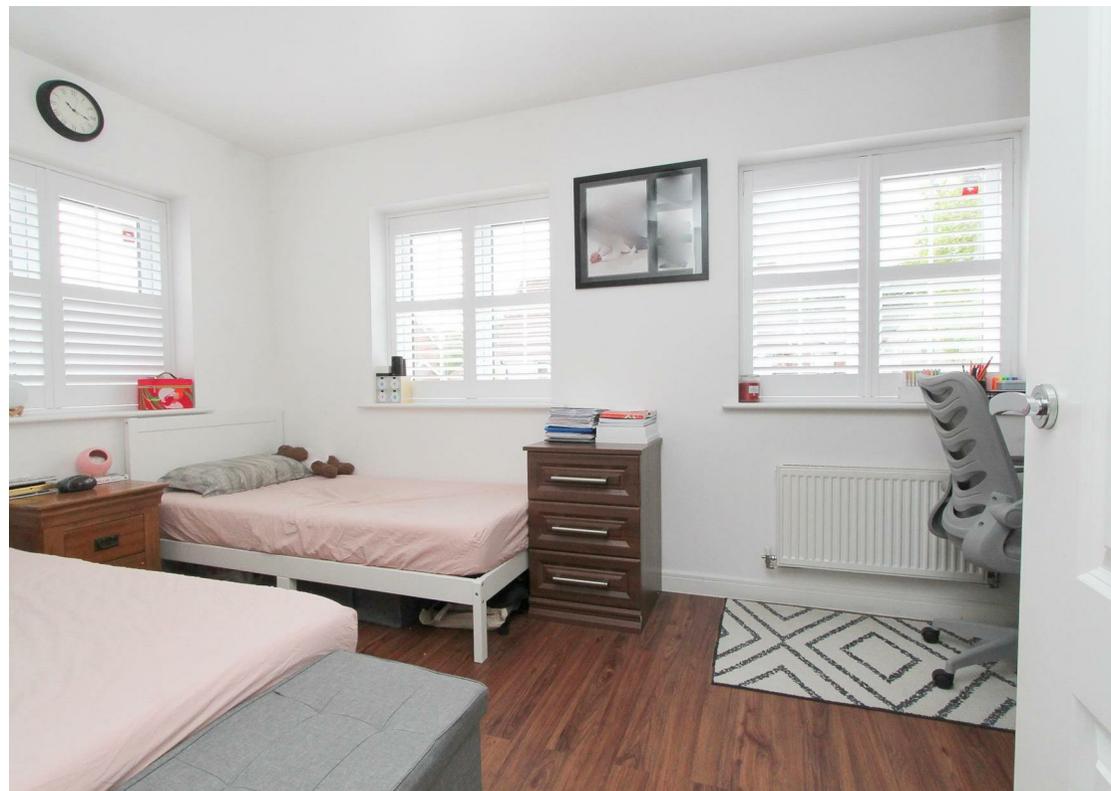
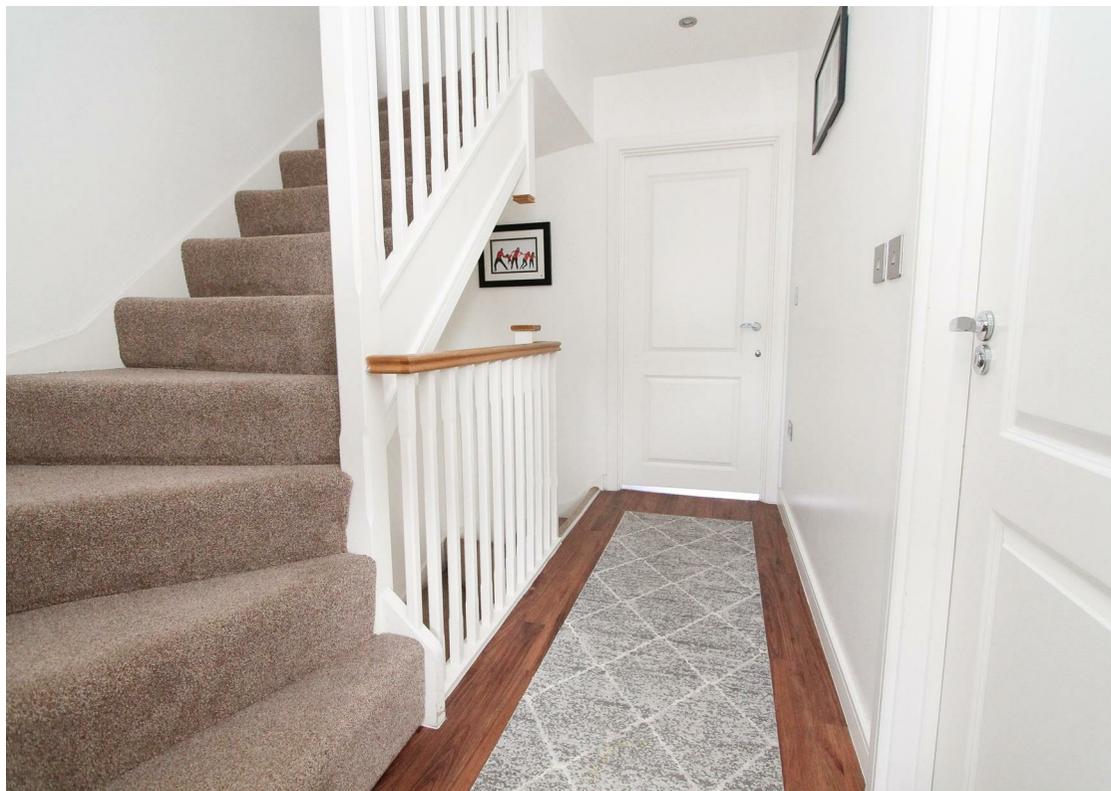
8.9872ft x 10.988ft (2.7m x 3.3m)

GARAGE

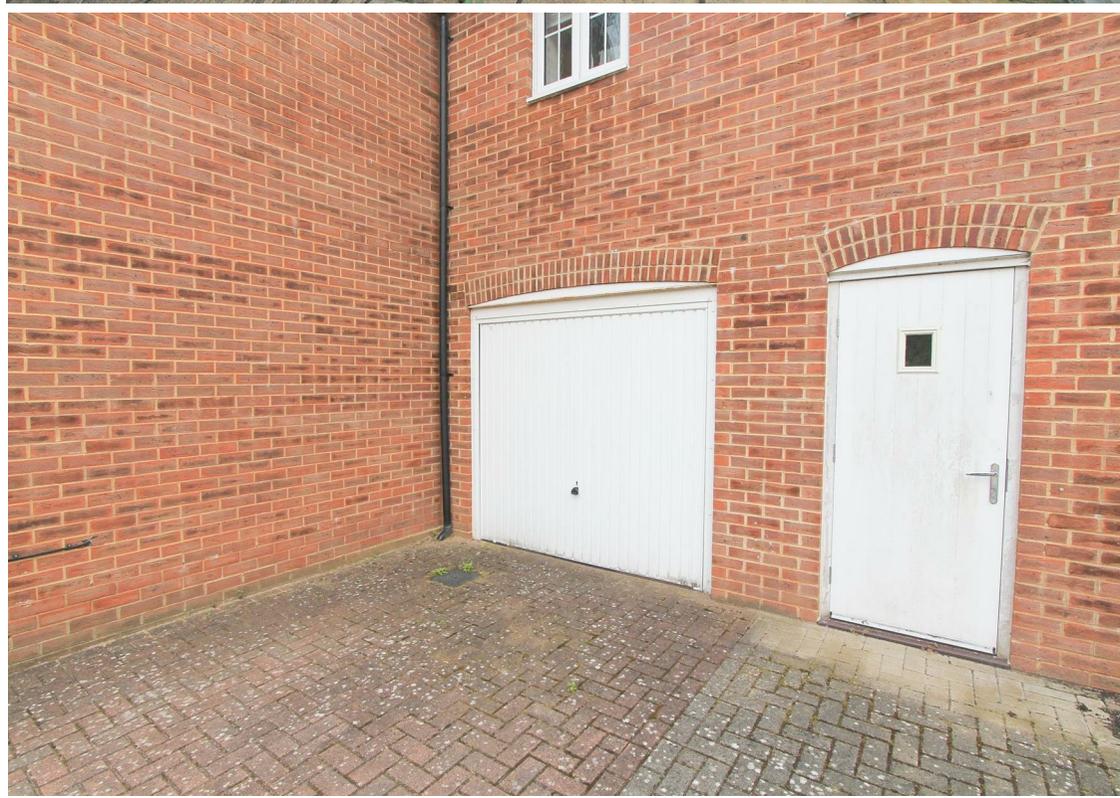
8.9872ft x 18.0072ft (2.7m x 5.5m)







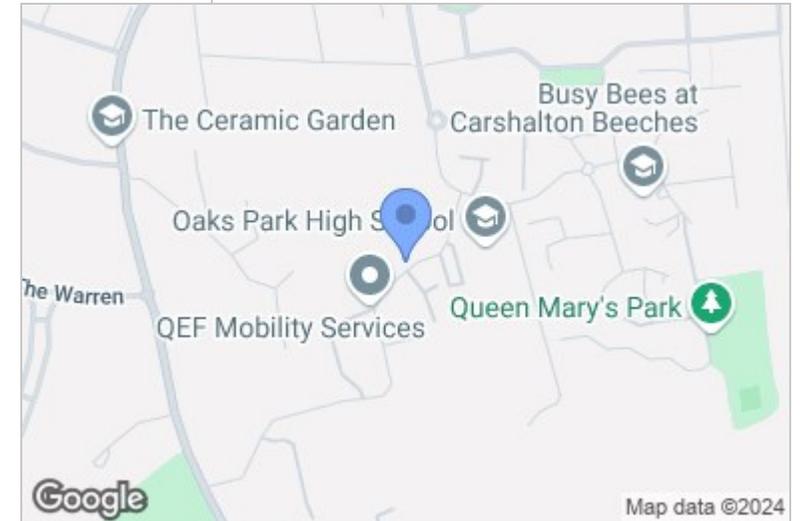




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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