



9 Kings Avenue, Carshalton, SM5 4NX

£1,325,000



WH WATSON HOMES
Estate Agents

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Overview

Watson Homes is pleased to present this remarkable five-bedroom detached house located on the tranquil Kings Avenue in Carshalton Beeches. Spanning an impressive 2,482 square feet, this property is thoughtfully arranged over three floors, providing ample space for family living. The home features three generous reception rooms, allowing for both relaxation and entertaining, while the contemporary open-plan design enhances the flow of natural light throughout.

One of the standout features of this property is the detached self contained annex situated at the rear of this large plot, which offers versatile options for use as guest accommodation, a space for extended family, or a dedicated home office. This added flexibility makes it an ideal choice for modern family life.

The location is superb, nestled quietly between Carshalton Village, Carshalton Beeches, and Wallington High Street. Residents will enjoy easy access to a variety of local amenities, including convenience stores, a newsagent, and a pharmacy, all within a short distance. For those commuting, both Carshalton Beeches and Wallington train stations are conveniently close, providing excellent transport links to central London and beyond.

Families will appreciate the area's outstanding educational offerings, with a selection of well-regarded primary schools, prestigious independent institutions, and leading secondary and grammar schools all within easy reach.

With parking available for up to six vehicles, this property is not only spacious but also practical for family needs. Internal viewings are highly recommended to fully appreciate the exceptional space, flexibility, and quality that this wonderful family home has to offer.

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Accommodation

Bespoke oak framed sheltered entrance
Wooden front door to..

Spacious entrance hall
Engineered oak flooring, obscure UPVC double glazed window to front aspect, coved ceiling, feature cast iron fireplace, large storage cupboard.

Lounge
UPVC double glazed leaded light bay window to front aspect, feature cast iron fireplace, engineered oak flooring, coved ceiling, double wooden doors leading to family area, log burner.

Kitchen/breakfast room/family area
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, space for large gas range cooker with extractor fan above, integrated dishwasher, tiled flooring, space for American style fridge/freezer, double panel radiator, coved ceiling, UPVC double glazed window to rear aspect and door leading to side.

Storage room
Housing boiler and mega flow system, fitted shelving, tiled flooring.

Study
UPVC double glazed leaded light bay window to front aspect, engineered oak flooring, double panel radiator.

Family area
Engineered oak flooring, feature cast iron radiators, log burner, coved ceiling, open plan to..

Dining area
UPVC double glazed window to side aspect and patio doors to rear, feature skylight, engineered oak flooring and fitted storage cupboard, coved ceiling, feature cast iron radiator.

Utility room
Range fitted wall units with matching cupboards and drawers below, granite effect roller top work surfaces with stainless steel sink and chrome mixer tap, space and plumbing for washing machine, tiled splash back, tiled flooring, single panel radiator, UPVC double glazed window to rear aspect.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, single panel radiator, tiled flooring, extractor fan, coved ceiling.

Integral garage
Double wooden doors at front, space for tall standing fridge/freezer and excellent storage area.

Stairs to 1st floor landing
Engineered oak flooring, modern radiator, UPVC double glazed leaded light window to front aspect, coved ceiling.

Main bedroom
UPVC double glazed leaded light window to front aspect, modern radiator, fitted wardrobe, engineered oak flooring, feature cast iron fireplace.

Ensuite shower room
Consisting of glass panelled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap and storage cupboard below, fitted dressing area, low-level push button flush WC, flooring, heated towel rail, UPVC double glazed leaded light window to front aspect.

Bedroom two

UPVC double glazed window to rear aspect, fitted wardrobe, engineered oak flooring, double panel radiator, feature cast iron fireplace.

Ensuite shower room
Consisting of glass panelled cubicle with thermostatic shower, floating wash hand basin with chrome mixer tap and storage cupboard below, dressing area, low-level push button flush WC, heated chrome towel rail, tiled flooring, extractor fan, UPVC double glazed window to rear aspect.

Bedroom three
UPVC double glazed leaded light window to front aspect, modern radiator, fitted wardrobe, engineered oak flooring.

Bedroom four
UPVC double glazed window to rear aspect, engineered oak flooring, double panel radiator.

Family bathroom
Consisting of glass panelled cubicle with thermostatic shower and hand attachment, freestanding bathtub with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, modern radiator and heated chrome towel rail, shaver point, part tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Bedroom five
UPVC double glazed window to rear aspect, double panel radiator, two Velux windows at front, access to eaves storage.

Rear garden
Approximately 120ft
Large sandstone paved patio area and sheltered side with gated access, fitted wooden unit with log storage and raised flowerbeds bordering, mainly laid to lawn with footpath leading to rear, outside power supply, outside tap, large garden shed and sheltered workshop area.

Detached annex
UPVC double glazed doors leading to.. lounge/diner/kitchen area
Range of fitted wall units with matching cupboards and drawers below, roll top works surfaces with inlaid stainless steel sink, space for fridge/freezer, tiled effect flooring, double glazed window to front aspect.

Bedroom area
Double glazed window to front aspect, tiled effect flooring.

Ensuite shower room
Consisting of 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, extractor fan, double glazed window to side aspect, tiled effect flooring.

Stairs to loft space
Tiled effect, Velux window to front aspect.

Front
Block paved driveway providing off street parking for several vehicles, raised flowerbeds at side and brick wall border.

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

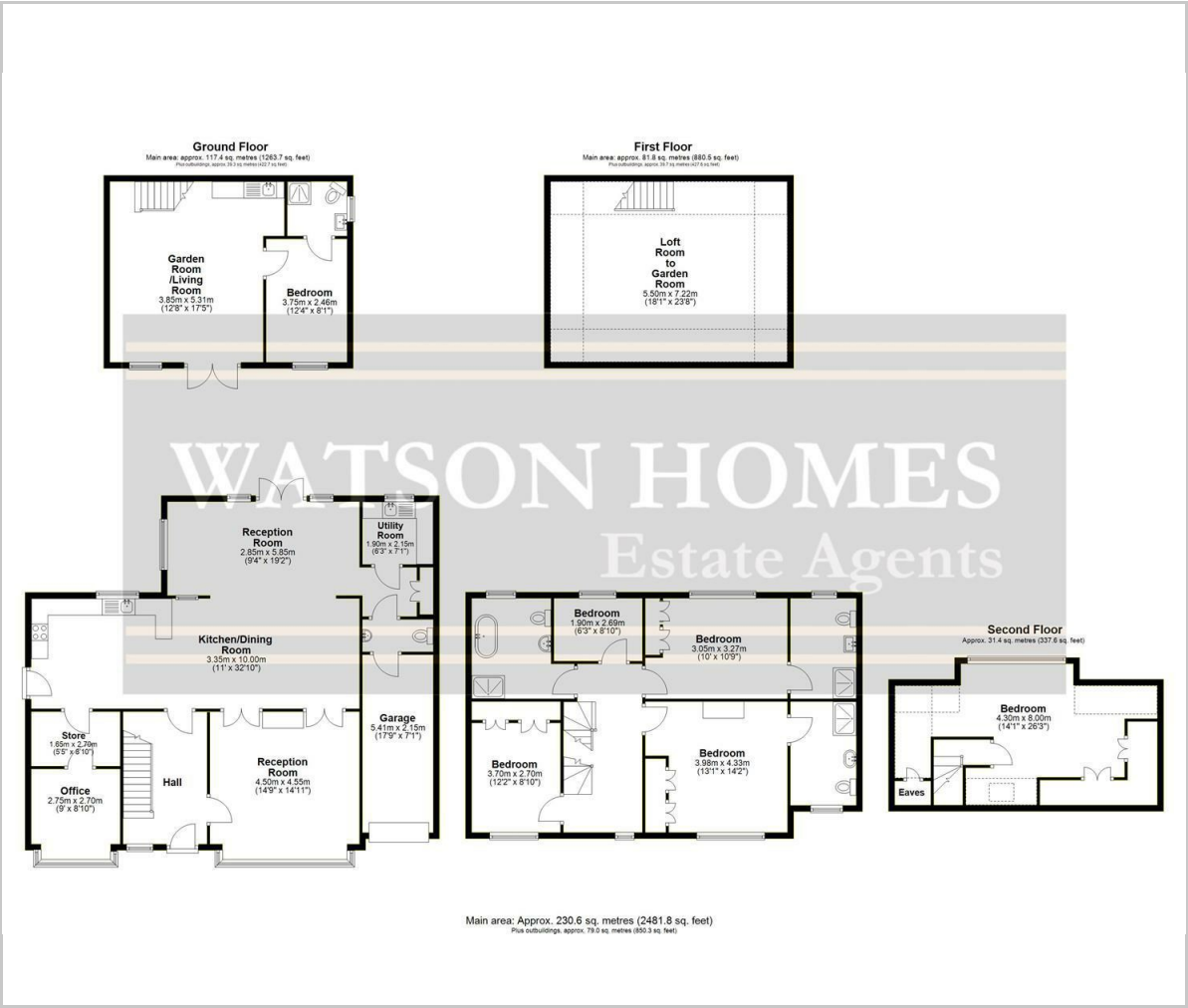








Floor Plan



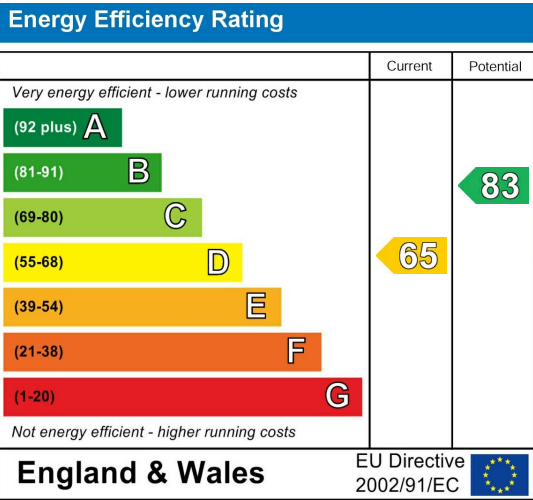
Viewing

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.

Area Map



Energy Efficiency Graph



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