



5 Metcalfe Avenue, Carshalton, SM5 4AW

Offers over £625,000



**WH WATSON HOMES**  
Estate Agents



# 5 Metcalfe Avenue, Carshalton, SM5 4AW

Situated in a sought after modern development in Carshalton Beeches, Watson Homes are delighted to offer this stunning three bedroom, two bathroom family home in the ever popular Mayfield Park development by Bellway Homes . This contemporary property benefits from a modern and bright interior throughout, with spacious room sizes, a well maintained garden and off street parking. The property features an open plan kitchen/diner, a downstairs WC and a lovely bright and airy reception room with dual aspect windows and French doors opening out onto the garden. Upstairs you will find three well proportioned bedrooms, an ensuite shower room and a family bathroom.

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

Part glazed composite door leading into

Entrance Hall  
Two built-in storage cupboards, radiator, oak flooring.

Living Room  
Radiators, oak flooring, double glazed bay window to front aspect with bespoke fitted shutters, double glazed windows and French doors leading out to garden.

Open plan Kitchen Diner

Kitchen  
Range of modern gloss kitchen units and drawers with laminate work surface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap and drinking water tap, water softener, integrated AEG double oven and grill, gas hob with chrome extractor hood above, integrated dishwasher, space and plumbing for washing machine, glass splashback, oak flooring, radiator.

Dining Area  
Radiator, oak flooring, built-in cupboard housing boiler, double glazed bay window to side aspect with bespoke fitted shutters.

Downstairs WC  
With pedestal wash hand basin and chrome mixer tap, enclosed WC, radiator, oak flooring, double glazed window to front aspect.

Stairs to 1st floor hallway,  
Radiator, fitted carpet, double glazed window to front aspect, built in airing cupboard, loft access .

Bedroom One

Built in wardrobes with mirrored sliding doors, radiator, fitted carpet, double glazed window to side aspect, door into

Ensuite Shower Room  
Modern suite comprising of shower cubicle with concertina sliding door, thermostatic shower, enclosed WC, wall mounted wash hand basin with chrome mixer tap, shaver point, heated chrome towel rail, part tiled walls and tiled flooring, double glazed obscure window to front aspect

Bedroom Two  
Radiator, fitted carpet, double glazed window to side aspect

Bedroom Three  
Radiator, fitted carpet, double glazed window to side and front aspect .

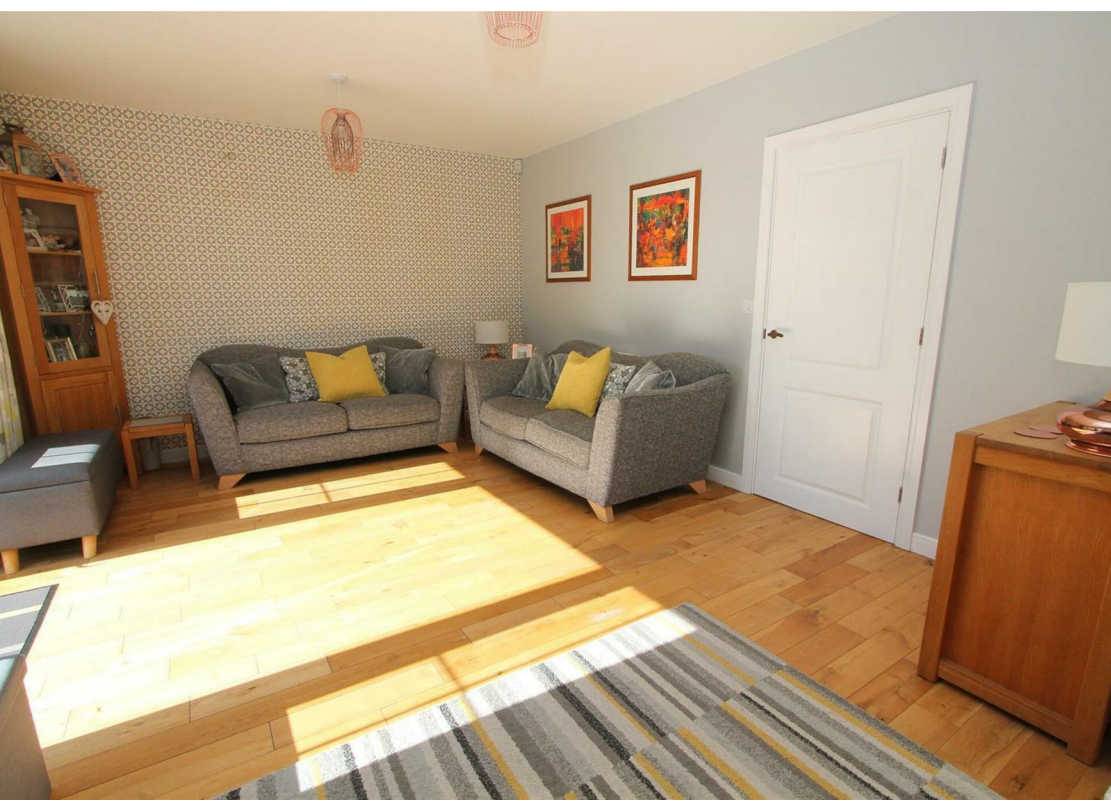
Family Bathroom  
Modern three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, wall mounted wash handbasin with chrome mixer tap, enclosed WC, heated chrome towel rail, part tiled walls and tiled flooring, shaver point.

Outside

Off street parking for two vehicles  
Solar panels

Garden  
Beautifully maintained garden featuring patio area, artificial lawn section, border with mature shrubs, garden shed, gate providing side access, outside tap.











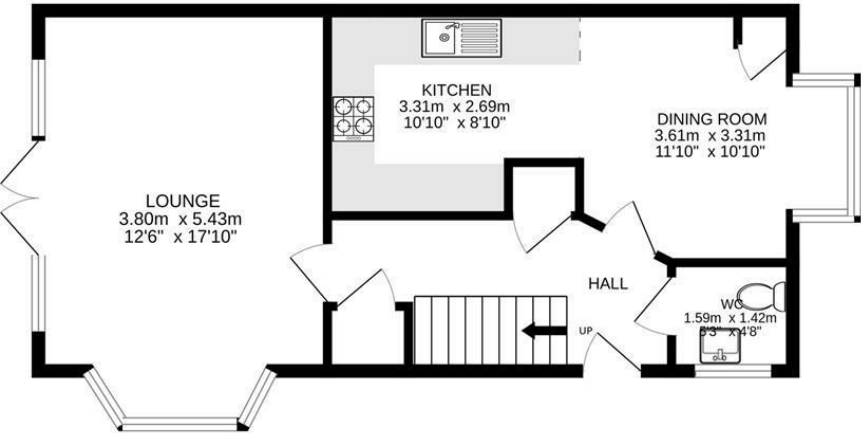




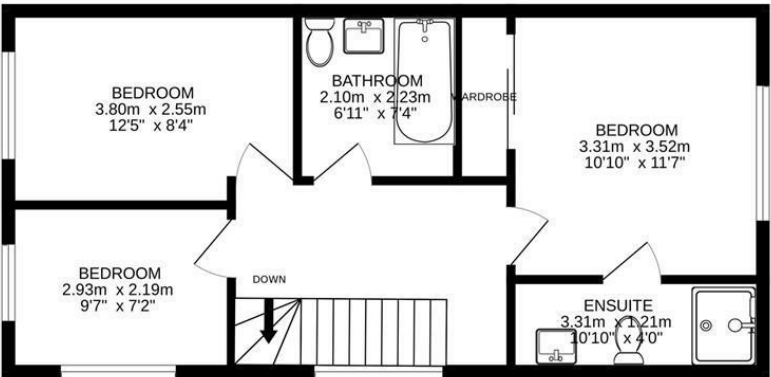




Floor Plan



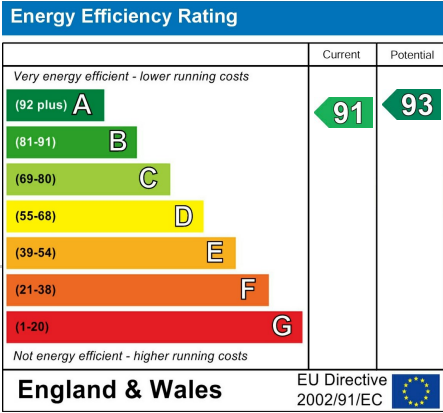
Ground floor  
49.7 sq.m. (535 sq.ft.) approx.



1st floor  
46.9 sq.m. (505 sq.ft.) approx.

TOTAL FLOOR AREA : 96.6 sq.m. (1040 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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