SILVERMAN BLACK
PROPERTY SPECIALISTS

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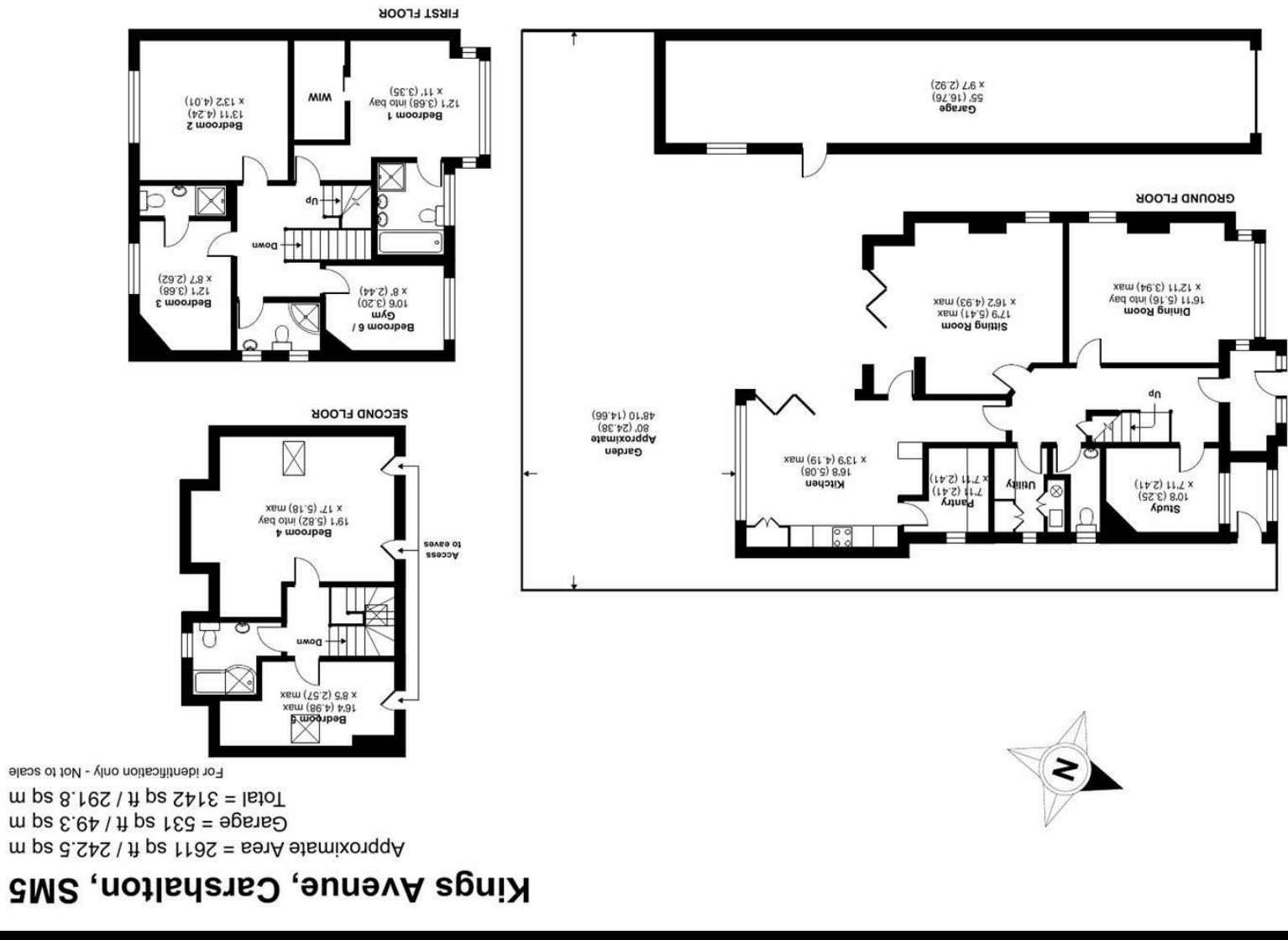
Certified Property Measurer
RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Silverman Black Estate Agents. REF: 890358



For identification only - Not to scale

Total = 3142 sq ft / 291.8 sq m
Garage = 531 sq ft / 49.3 sq m
Approximate Area = 2611 sq ft / 242.5 sq m

Kings Avenue, Carshalton, SM5

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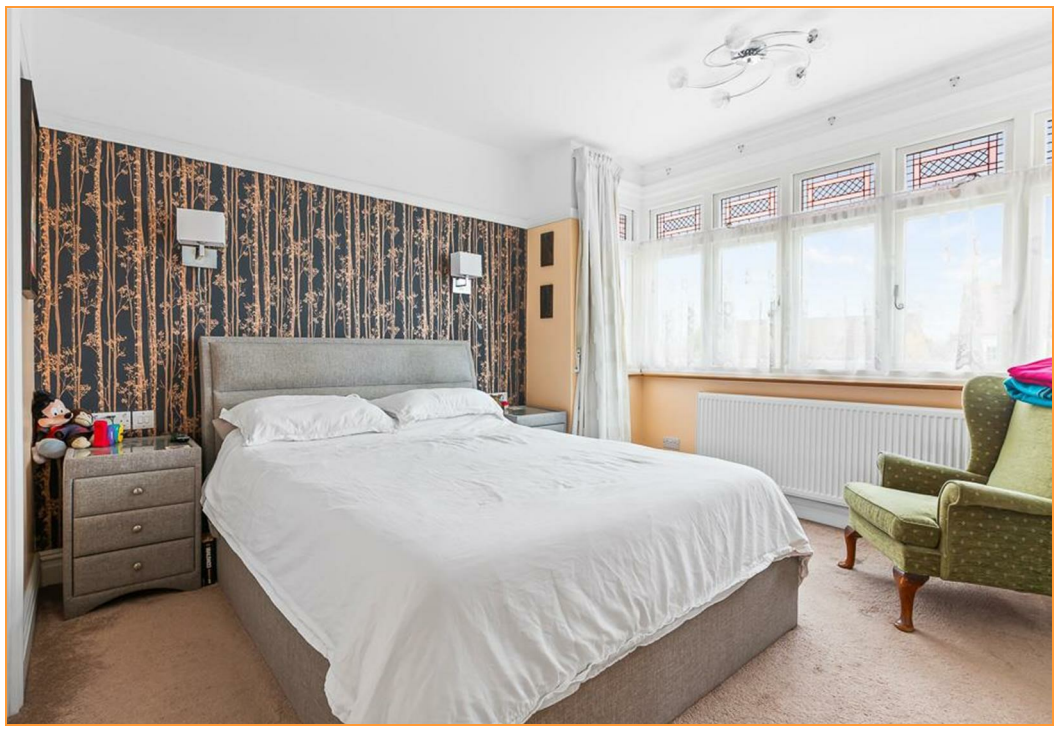
16 Kings Avenue, Carshalton Beeches, Surrey, SM5 4NX **£1,250,000**

16 Kings Avenue

Carshalton Beeches, SM5 4NX

£1,250,000

- A rare opportunity to acquire a stunning family home in located in one of Carshalton's most prestigious and sought after roads
- A lovingly renovated and massively extended house affording three reception rooms, the most beautiful kitchen/breakfast room, six double bedrooms and four bathrooms - over 2,600 sq ft of accommodation in all!
- Newly laid block paved carriage driveway, triple length garage extending over 55 ft, private south facing rear garden extending 80 ft x nearly 50 ft
- Fantastic outdoor kitchen facility with full electric & plumbing facilities make the back of the property perfect for BBQs, family parties or Al-fresco dining
- Carefully planned, the owners have sought to retain as many period features as possible whilst producing a stunning, functional family home
- Recently fitted wiring, plumbing, a "Megaflow" hot water system, double glazed windows & external thermal insulation
- Freehold; Council Tax Band G; EPC rating "C" (75/82)
- Ideally located close to the southern boundary of town - Barrow Hedges School is 5 minutes walk away, Oaks Park & Golf Club is less than 1 mile distant, whilst Carshalton Beeches BR station is 0.4 miles/9 minutes walk away
- Viewing of this stunning family residence is very highly recommended - so call today to make your appointment

Silverman Black are delighted to welcome this much improved and substantially extended six bedroom, four bath detached family residence to the market. Located in the ever popular Carshalton Beeches, this carefully planned and lovingly renovated home is truly impressive - both inside and out! Internally, the current owners have preserved many of the original features of the original build, but skillfully created a beautiful, functional, modern home which affords exceptional accommodation - whilst outside, even the 80 ft south facing rear garden has a "twist" - an outdoor kitchen complete with electrics and plumbing! The ground floor accommodation incorporates two large independent reception rooms - the rear with bi-fold doors to the rear terrace - a study/reception 3, a utility, cloakroom, a boot room, pantry and the most stunning kitchen - with a master bedroom with en-suite bathroom and dressing room, three further double bedrooms and two bathrooms located on the first floor and two more double bedrooms and another bathroom on the top floor! Externally, the front of the house has been recently block-paved and provides ample parking for around 6 - 8 vehicles in front of a triple length garage/workshop - which extends over 55 ft. The rear garden is a large, private enclosed area - measuring 80 ft in depth but also almost 50 ft in width - which enjoys a sunny southerly aspect and incorporates the outdoor catering facility - perfect for BBQs, family parties, Al-fresco dining or just enjoying a quiet drink on the rear deck! Overall, this property "has it all" - the perfect location, huge accommodation, a stunning kitchen, loads of parking & garaging, four bathrooms, a superb garden - and all within walking distance of some of the Borough's best schools (Barrow Hedges is 0.3 miles), Oaks Park & Oaks Park Golf Club (0.7 miles) and Carshalton Beeches BR station (0.4 miles, 9 minutes walk). Needless to say, we highly recommend viewing this wonderful home!