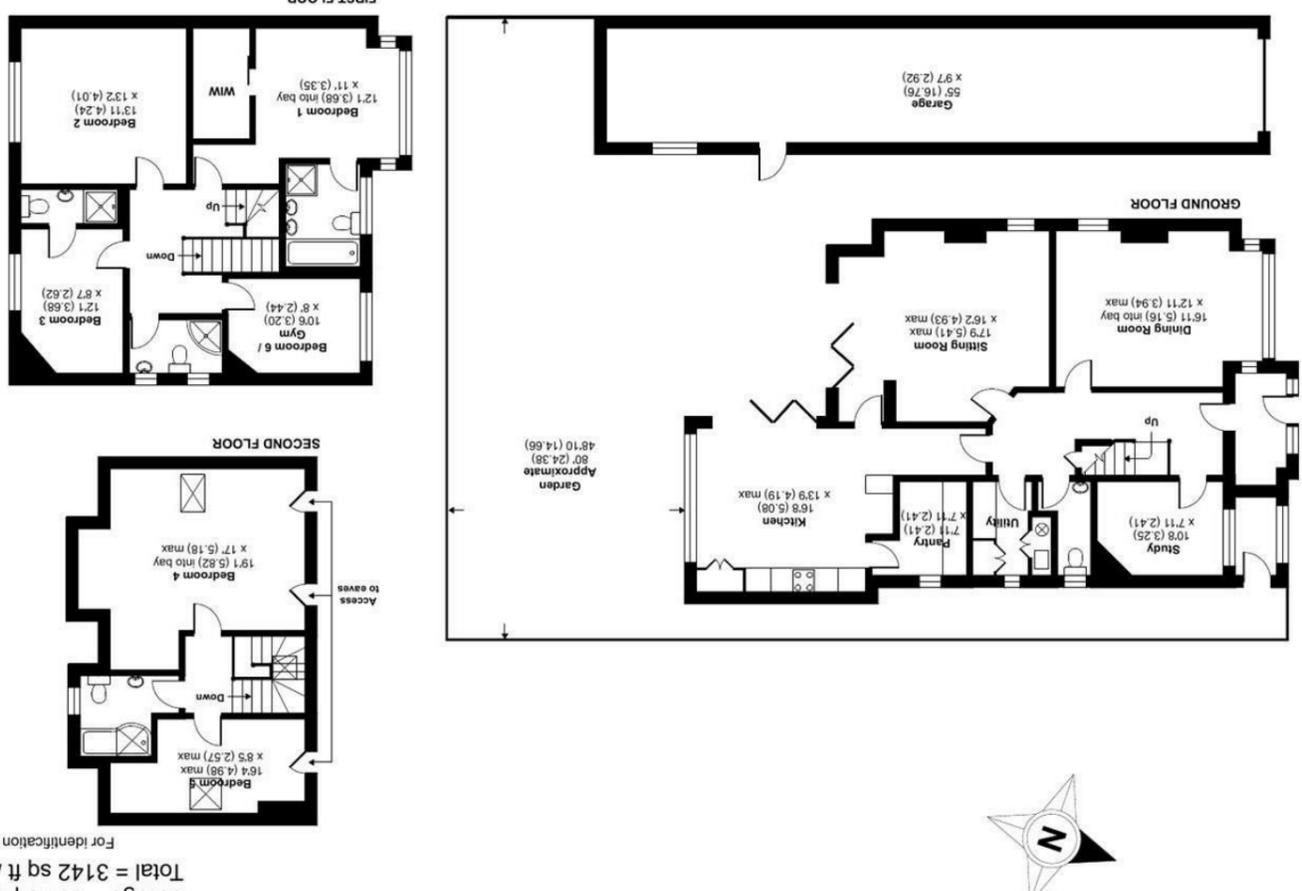


  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldrecom 2022. REF: 890358  
 Produced for Silverman Black Estate Agents.



**GROUND FLOOR**

Garage 55 (16.76) x 9.7 (2.92)  
 Dining Room 16.11 (5.16) into bay x 12.11 (3.94) max  
 Sitting Room 17.9 (5.41) x 16.2 (4.93) max  
 Study 10.8 (3.25) x 7.11 (2.41)  
 Kitchen 16.9 (5.08) x 13.9 (4.19) max  
 Utility 7.1 (2.41) x 7.1 (2.41)  
 Pantry 7.1 (2.41) x 7.1 (2.41)  
 Approximate Garden 48.10 (14.66) sq m

**FIRST FLOOR**

Bedroom 1 12.1 (3.68) into bay x 11 (3.35)  
 Bedroom 2 13.2 (4.01) x 13.11 (4.24)  
 Gym 10.6 (3.20) x 8 (2.44)  
 Bedroom 3 12.1 (3.68) x 8.7 (2.62)  
 W/M

**SECOND FLOOR**

Bedroom 4 19.1 (5.82) into bay x 17 (5.18) max  
 Bedroom 5 16.4 (4.98) max x 8.5 (2.57) max  
 Access to eaves

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

For identification only - Not to scale

**Kings Avenue, Carshalton, SM5**

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 16 Kings Avenue

Carshalton, SM5 4NX

Offers Over £1,250,000

Silverman Black are delighted to offer this substantial six bedroom, detached property to market. Carefully thought out, this lovingly renovated and much extended property will capture the imagination and is set within easy access of Carshalton Beeches BR station and High Street with all the local amenities the high street has to offer. Locally, the property provides easy walking access to several top primary and secondary schools and Queen Mary's Woodland while also being within a short drive of the locally renowned Oaks Golf Course, Carshalton Lawn Tennis Club, The Royal Marsden Hospital amongst other notable local services. Internally the property, on the ground floor, is comprised of two good sized reception rooms, a generous study, an integrated, modern kitchen with island units and two double ovens, access to a sizeable pantry and bifold doors leading to the patio area in the garden. Additional features of the ground floor are a large parcel porch for secure delivery alongside the entrance porch, a downstairs W.C. and a good sized utility room. Upstairs there are six double bedrooms spread over the first and second floors, including two bedrooms with en-suites while the master bedroom also benefits from a large walk in wardrobe, there are also well proportioned family bathrooms on each floor and plenty of storage. Externally the property boasts a large 80 foot, south facing rear garden including a children's playground, triple length garage with working electrics perfect for a home office/annex etc. and an outdoor kitchen with full working electrics and plumbing facilities. The frontage accommodates off street parking for five or more vehicles. The current vendors have also had additional insulation and decorative works completed on the exterior making the property visually stunning and energy efficient. Other benefits throughout are gas central heating, double glazing, an electric car charging point and underfloor heating in the kitchen and bathrooms.



- Substantial six bedroom detached property spread over three floors.
- No onward chain.
- Bright and airy, stylish and modern kitchen with bifold doors flooding room with natural light.
- Two family bathrooms and two en-suites.
- Parcel porch, utility room, study, large pantry and triple garage.
- Wonderful 80 ft south facing garden including garden kitchen with full working electrics and plumbing - perfect for entertaining.
- Energy Performance Certificate - Band C
- Council Tax - Band G
- Viewing Highly Recommended!

