



**31 Metcalfe Avenue, Carshalton Beeches, Surrey, SM5 4AW**  
**Guide Price £695,000**

**A beautifully presented and spacious four bedroom double fronted detached family home with a wider than average plot and rear garden. The property benefits from a superb open plan kitchen/dining room, as well as two bathrooms and is situated on a select development, close to local schools, shops and excellent transport links.**





**\*Garage and Driveway \*Solar Panels  
\*Spacious Lounge and Separate Study  
\*Downstairs Cloakroom**

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**Front Door Leading to:**

**Entrance Hall**

**Reception Room - 13' 3" x 13' 2" (4.04m x 4.01m)**

**Study - 12' 0" max x 9' 1" into bay (3.66m x 2.77m)**

**Downstairs Cloakroom**

**Kitchen/Dining Room - 22' 4" x 11' 4" (6.81m x 3.45m)**

**Stairs to First Floor Landing**

**Bedroom One - 13' 6" max x 10' 7" max (4.11m x 3.22m)**

**Door to:**

**En-suite Shower Room**



**Bedroom Two - 13' 6" max x 8' 11" (4.11m x 2.72m)**

**Bedroom Three - 11' 5" x 9' 5" (3.48m x 2.87m)**

**Bedroom Four - 10' 0" max x 10' 0" max (3.05m x 3.05m)**

**Family Bathroom**

**Outside**

Rear garden extending to approx. 60ft.

**Garage and Off Road Parking**





## Metcalfe Avenue, Carshalton, SM5

Approximate Area = 1293 sq ft / 120.1 sq m

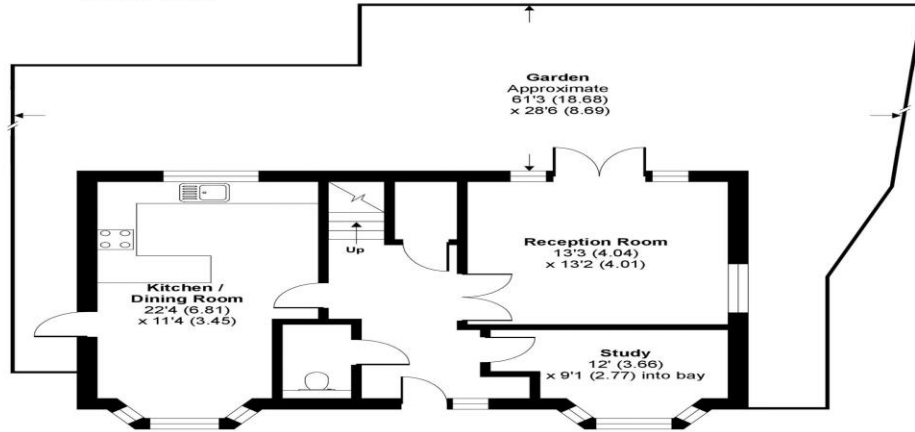
Garage = 166 sq ft / 15.4 sq m

Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 701200

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 98   A  | 99   A    |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Energy efficiency chart



**Council Tax - F**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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