



**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**

**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.

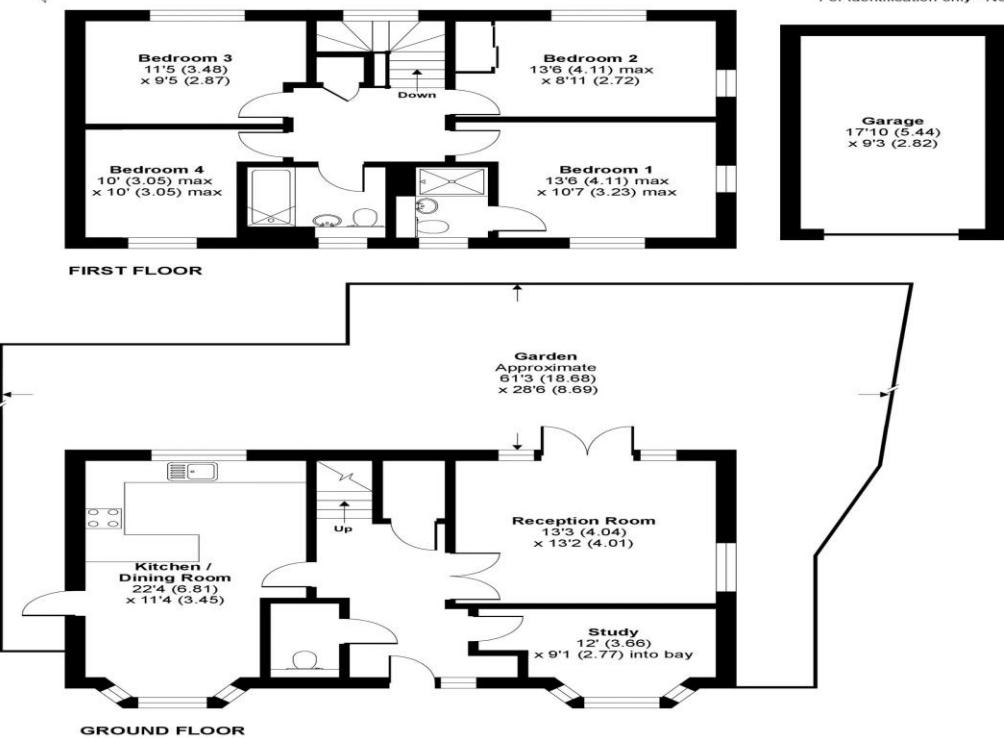
**Garage and Off Road Parking**





## Metcalfe Avenue, Carshalton, SM5

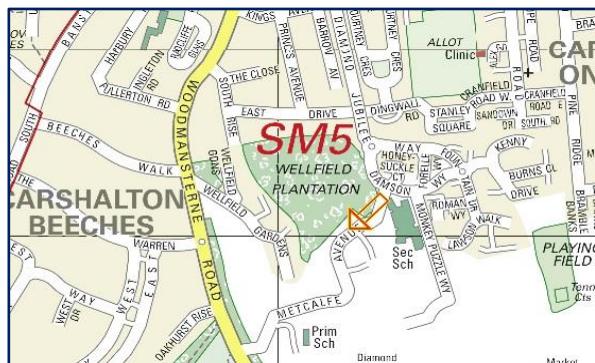
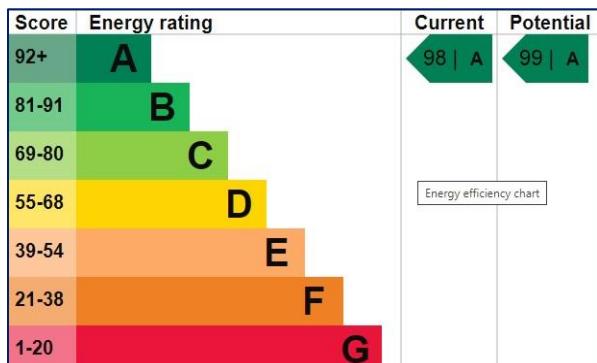
Approximate Area = 1293 sq ft / 120.1 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1459 sq ft / 135.5 sq m  
 For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.

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



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