



**Princes Avenue, Carshalton, Surrey, SM5 4NZ**  
**Offers in Excess of £650,000**

**A good size three bedroom link detached property, situated in a sought after Carshalton Beeches location, close to an array of well performing schools, and walking distance to Carshalton Beeches train station. The property provides excellent potential for extension (STPP) and is offered with the benefit of no chain,**



**\*Spacious lounge \*Garage & driveway  
\*Premier road \*NO CHAIN**

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### **Entrance Hallway**

Doors to:

**Ground floor cloakroom**

**Kitchen - 13' 5" x 6' 8" (4.09m x 2.03m)**

Side aspect

**Living Room - 17' 7" x 11' 6" (5.36m x 3.50m)**

Leading to dining room.

**Dining Room - 13' 9" x 6' 8" (4.19m x 2.03m)**

Rear aspect, door to garden



**Bedroom 1 - 17' 7" x 11' 6" (5.36m x 3.50m)**

Rear aspect, built in wardrobe.

**Bedroom 2 - 10' 6" x 8' 2" (3.20m x 2.49m)**

Front aspect

**Bedroom 3 - 9' 3" x 7' 3" (2.82m x 2.21m)**

Front aspect

**Bathroom - 8' 5" x 6' 0" (2.56m x 1.83m)**

Side aspect

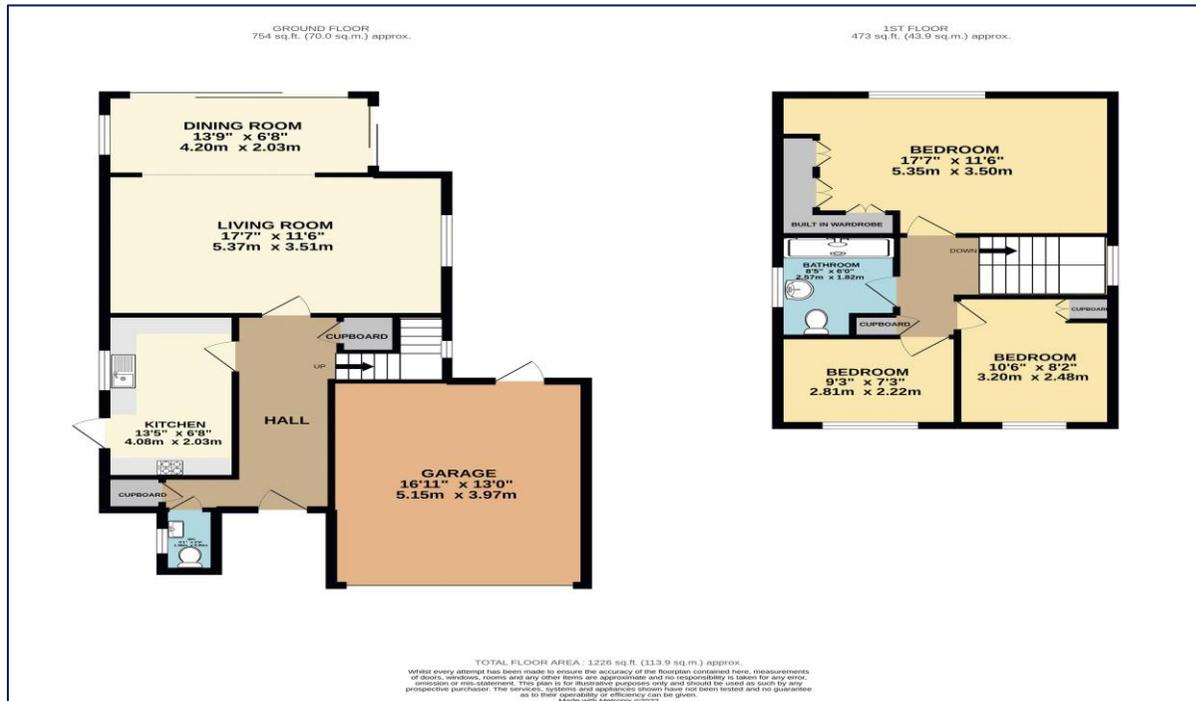
**Rear garden**

**Attached garage - 16' 11" x 13' 0" (5.15m x 3.96m)**

Front and rear access

**Off road parking to front**





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



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Carshalton  
Surrey  
SM5 3NP



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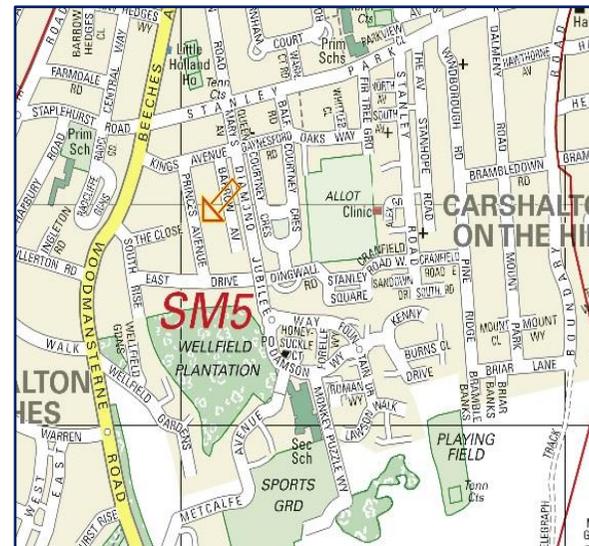


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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