



66 Harbury Road, Carshalton Beeches, Surrey, SM5 4LA
Guide Price £775,000

A very well presented and deceptively spacious three bedroom detached property, occupying a wide plot with a superb south westerly facing rear garden, the property provides excellent potential for extension (STPP) and is conveniently located across the road from Barrow Hedges school and is in walking distance of Carshalton Beeches train station and local shops.



***Two Good Size Reception Rooms**
***Attached Garage**
***Driveway for Off Road Parking *Excellent Location**

Enclosed Entrance Porch

Front Door Leading to:

Entrance Hall

Under stairs storage cupboard.

Downstairs Cloakroom

Low level WC, wash hand basin.

Dining Room - 14' 3" into bay x 11' 11" max (4.34m x 3.63m)

Double glazed bay windows to front aspect, double glazed window to side aspect, brick built feature fireplace.

Reception Room - 15' 11" max x 12' 11" max (4.85m x 3.93m)

Double glazed French doors leading to rear garden, double glazed windows to rear aspect, double glazed window to side aspect, tiled feature fireplace.

Kitchen - 10' 7" max x 10' 0" max (3.22m x 3.05m)

Work surface with cupboards and drawers below, matching eye level cupboards, single drainer sink with cupboards below, built in oven, hob and extractor fan, space for washing machine, double glazed windows to rear and side aspect, double glazed door leading to side access.

Stairs to First Floor Landing

Double glazed frosted window to side aspect, airing cupboard, access to loft.

Bedroom One - 15' 3" into bay x 11' 11" max (4.64m x 3.63m)

Range of fitted wardrobes, double glazed bay windows to front aspect, double glazed window to side aspect.

Bedroom Two - 15' 4" x 12' 0" (4.67m x 3.65m)

Storage cupboard, double glazed windows to side and rear aspect.

Bedroom Three - 8' 11" x 8' 5" (2.72m x 2.56m)

Double glazed windows.

Family Bathroom

Panelled bath with shower screen and shower overhead, pedestal hand basin, heated towel rail, double glazed frosted window.

Separate WC

Low level WC, double glazed frosted window.

Outside

Rear garden extending to approx. 90ft, patio with steps leading to terraced lawn area with flower beds, mature trees and shrubs, brick built storage unit, gated side access.

To Front

Paved driveway for off street parking for two cars, terraced garden with flower borders and beds, shrubs and mature trees.

Garage - 16' 7" x 8' 11" (5.05m x 2.72m)

Up and over doors to front and rear, lighting.



Harbury Road, Carshalton, SM5

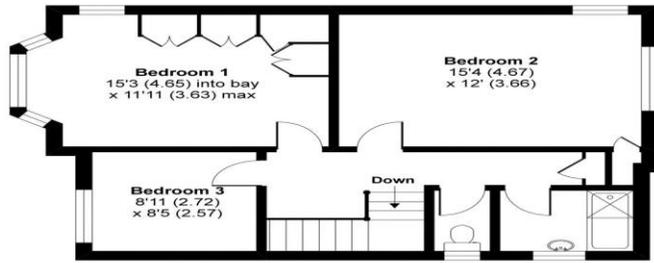
Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 150 sq ft / 13.9 sq m

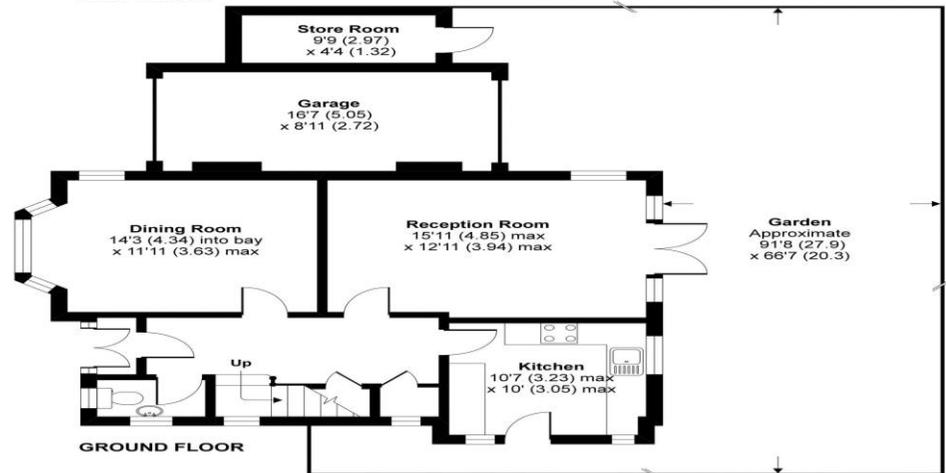
Outbuilding = 42 sq ft / 3.9 sq m

Total = 1461 sq ft / 135.7 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 2020. Produced for Cromwells Estate Agents. REF: 677851

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



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

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