



7 Waverley Way, Carshalton Beeches, Surrey, SM5 3LQ
Guide Price £700,000

A substantial four bedroom detached property with large rear garden, in need of some internal modernisation and redecoration, the property offers generous accommodation, including three reception rooms, a 22ft kitchen/breakfast room, four good size bedrooms, plus a large separate detached office space. The property is situated in a convenient location, close to Carshalton Beeches train station, as well as local shops and schools.



***130ft Rear Garden**
***Downstairs Cloakroom**
***Driveway for Off Road Parking *No Chain**

Front Door to:

Entrance Hall

Reception Room - 16' 7" into bay x 12' 6" (5.05m x 3.81m)

Dining Room - 14' 7" max x 12' 6" (4.44m x 3.81m)

Kitchen/Breakfast Room - 22' 3" max x 7' 11" (6.78m x 2.41m)

Study - 9' 0" max x 7' 11" (2.74m x 2.41m)
Door to:

Downstairs Cloakroom

Study/Office Space - 14' 6" x 12' 11" (4.42m x 3.93m)

With attached Separate WC.

Stairs to First Floor Landing

Bedroom One - 16' 6" into bay x 12' 1" max (5.03m x 3.68m)

Bedroom Two - 14' 1" x 12' 1" (4.29m x 3.68m)

Bedroom Three - 10' 10" x 8' 5" max (3.30m x 2.56m)

Bedroom Four - 9' 2" x 8' 5" (2.79m x 2.56m)

Family Bathroom

Outside

Rear garden extending to approx. 135ft.

To Front:

Driveway for off road parking.



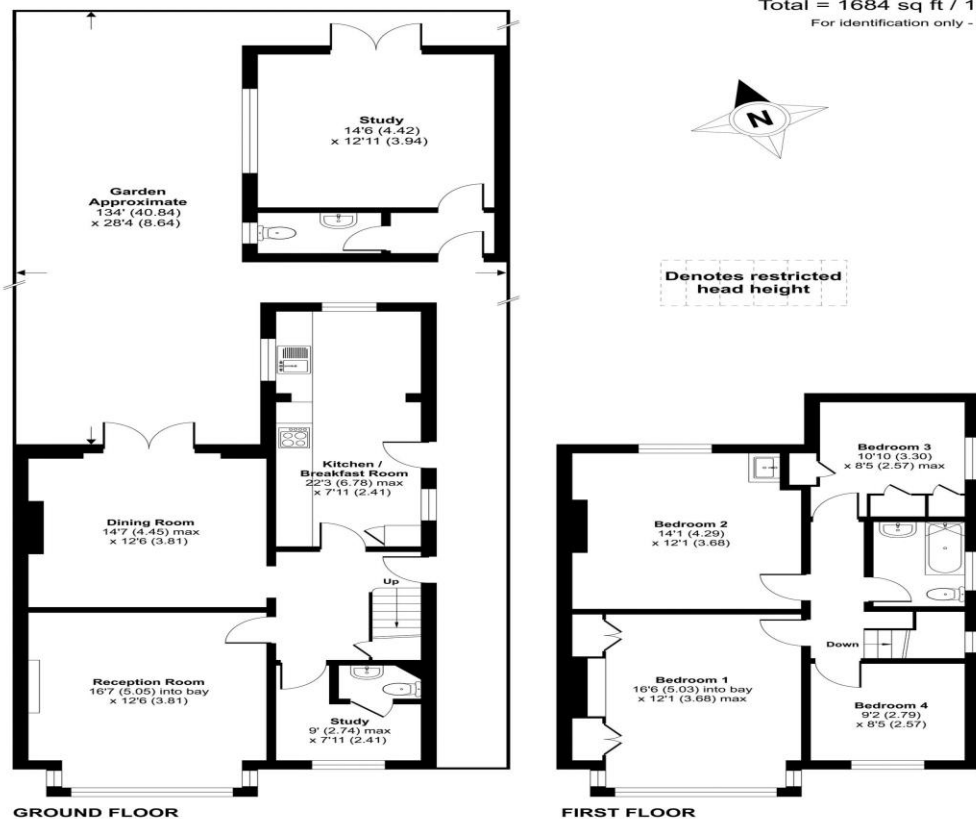
Waverley Way, Carshalton, SM5

Approximate Area = 1441 sq ft / 134 sq m

Outbuilding = 243 sq ft / 23 sq m

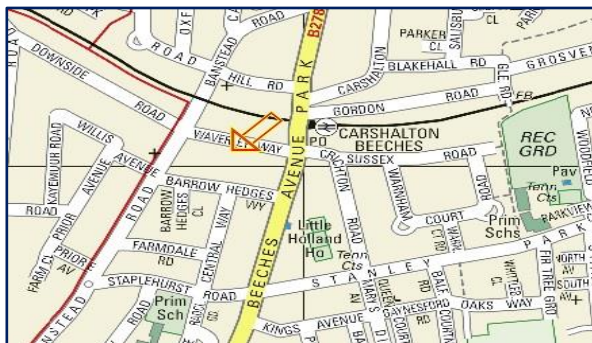
Total = 1684 sq ft / 157 sq m

For identification only - Not to scale



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: 681371

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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



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