



Barrow Avenue, Carshalton Beeches, Surrey, SM5 4NY
Offers in Excess of £725,000

A rare opportunity to acquire this spacious three bedroom semi detached property, occupying an unusual wide plot, providing excellent potential for significant extending (STPP). The property is situated sought after and quiet cul de sac location, close to local schools, shops and transport links.





***Three Good Size Bedrooms
*Two Large Reception Rooms
*Modern Kitchen *Attractive Rear Garden**



Enclosed Entrance Porch

Front Door Leading to:

Entrance Hall

Doors leading to

Dining Room - 16' 3" x 12' 9" (4.95m x 3.88m)

Front aspect. Bay window.

Reception Room - 13' 8" x 12' 10" (4.16m x 3.91m)

Rear aspect. Door to garden.

Kitchen - 12' 11" x 7' 5" (3.93m x 2.26m)

Rear aspect. Door leading to conservatory.

Conservatory - 13' 2" x 10' 7" (4.01m x 3.22m)

Doors leading to garden

Ground Floor Cloakroom

Stairs to first floor landing

Bedroom 1 - 15' 3" x 9' 10" (4.64m x 2.99m)

Front aspect. Bay window.

Bedroom 2 - 13' 7" x 11' 5" (4.14m x 3.48m)

Rear aspect

Bedroom 3 - 10' 3" x 7' 6" (3.12m x 2.28m)

Rear aspect

Family Bathroom

Outside

Rear garden extending to approx. 60ft

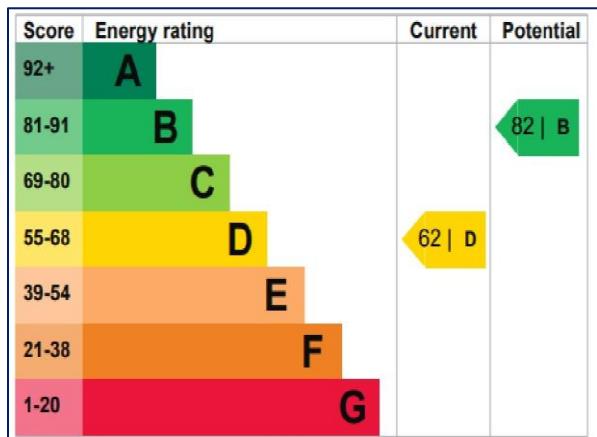
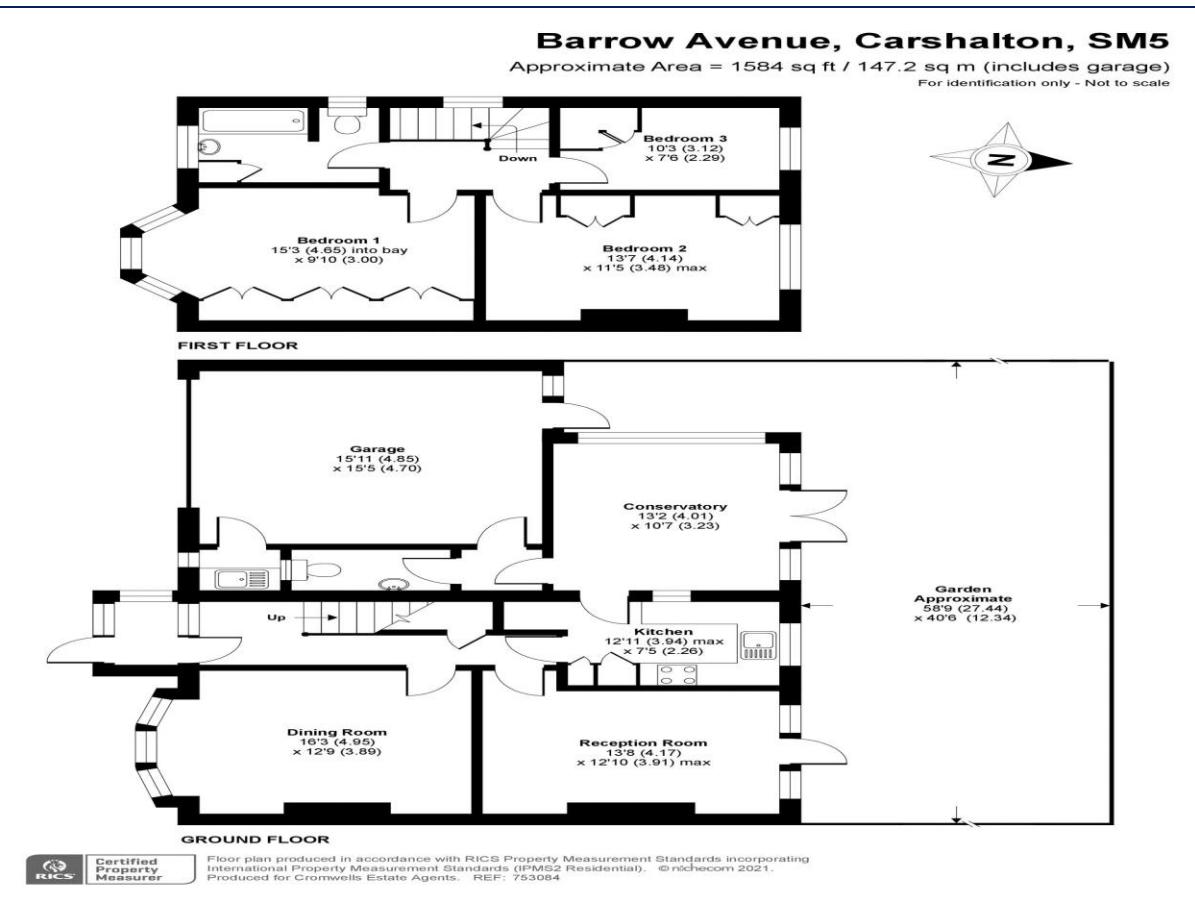
To Front

Garage - 15' 11" x 15' 5" (4.85m x 4.70m)

To side. Internal access door, front and rear access doors.

Driveway for Off Road Parking





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



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