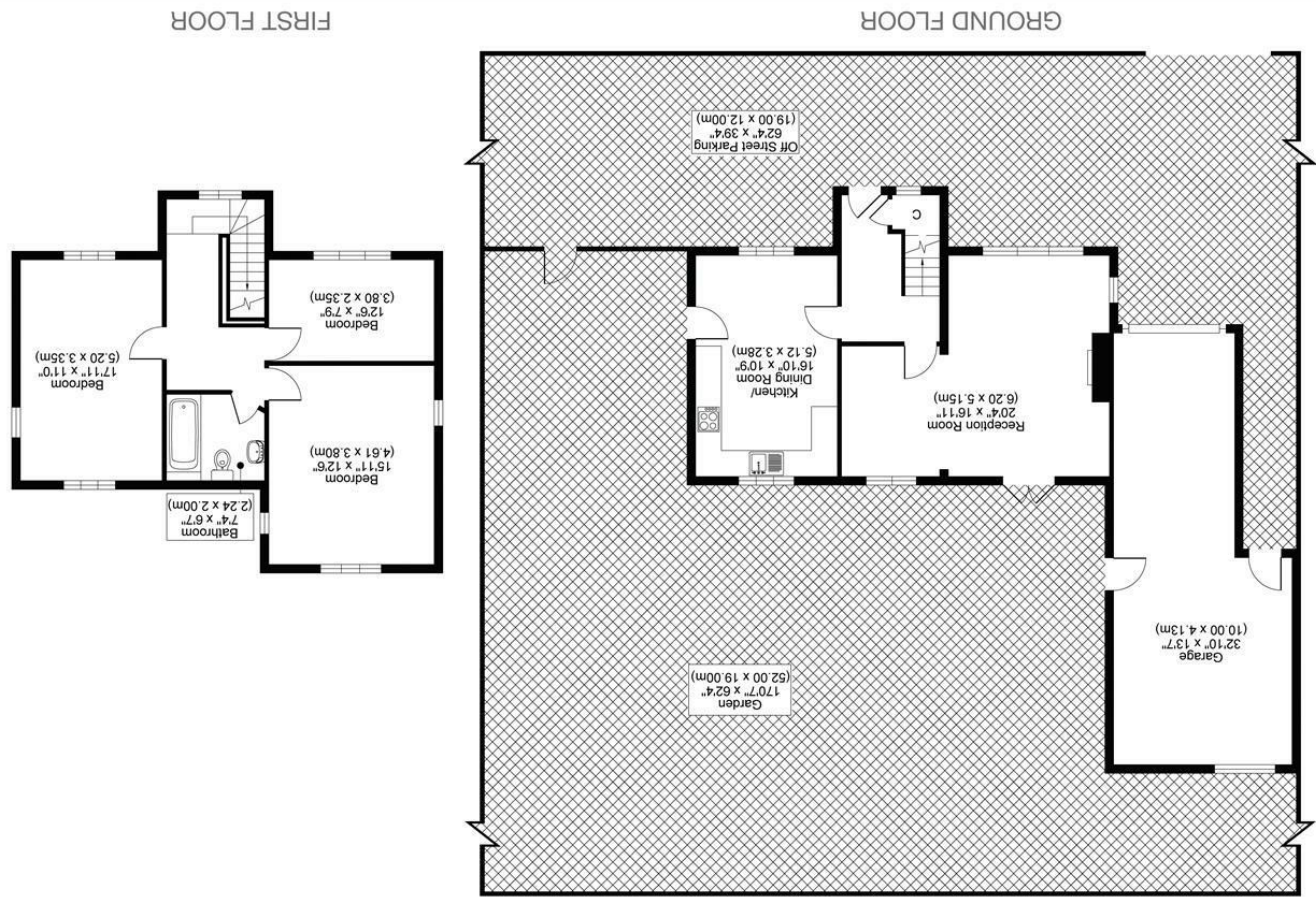


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ORCHARD COTTAGE, 13 THE WARREN, SMS
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1574 SQ.FT (146 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1204 SQ.FT (112 SQ.M)



13 THE WARREN, CARSHALTON BEECHES SM5 4EQ

GUIDE PRICE £1,100,000

** GUIDE PRICE £1,100,000 - £1,200,000**

LOCATED ON A PREMIER ROAD IN CARSHALTON BEECHES WITHIN A MILE OF LOCAL AMENITIES YOU WILL FIND THIS ABSOLUTELY FANTASTIC DOUBLE FRONTED 3-BEDROOM DETACHED FAMILY HOME.

THE PROPERTY IS PRESENTED IN IMMACULATE CONDITION THROUGHOUT AND BENEFITS FROM A SPACIOUS KITCHEN/BREAKFAST ROOM WITH AN ABUNDANCE OF FITTED UNITS AND APPLIANCES AND OFFERS SIDE ACCESS TO THE GORGEOUS REAR GARDEN WHICH IS PERFECT FOR CHILDREN TO RUN AROUND IN OR TO PRACTICE YOUR GOLF SWING.

THE MAIN RECEPTION OFFERS PLENTY OF SPACE FOR THE WHOLE FAMILY TO GATHER WITH DOUBLE DOORS LEADING INTO THE GARDEN.

ON THE FIRST FLOOR YOU ARE PRESENTED WITH THREE DOUBLE BEDROOMS, AND A MODERN FAMILY BATHROOM.

PARKING IS CATERED FOR VIA GARAGE AND LARGE DRIVEWAY FOR SEVERAL CARS TO THE FRONT.

SCHOOLS IN THE AREA CONSIST OF BARROW HEDGES PRIMARY SCHOOL, SEATON HOUSE SCHOOL, HARRIS ACADEMY SUTTON, TO NAME A FEW AND WITH

- HUGE POTENTIAL TO EXTEND (S.T.P.P)
- CARRIAGE DRIVEWAY
- CHAIN FREE
- COUNCIL TAX BAND G
- EPC RATING D

