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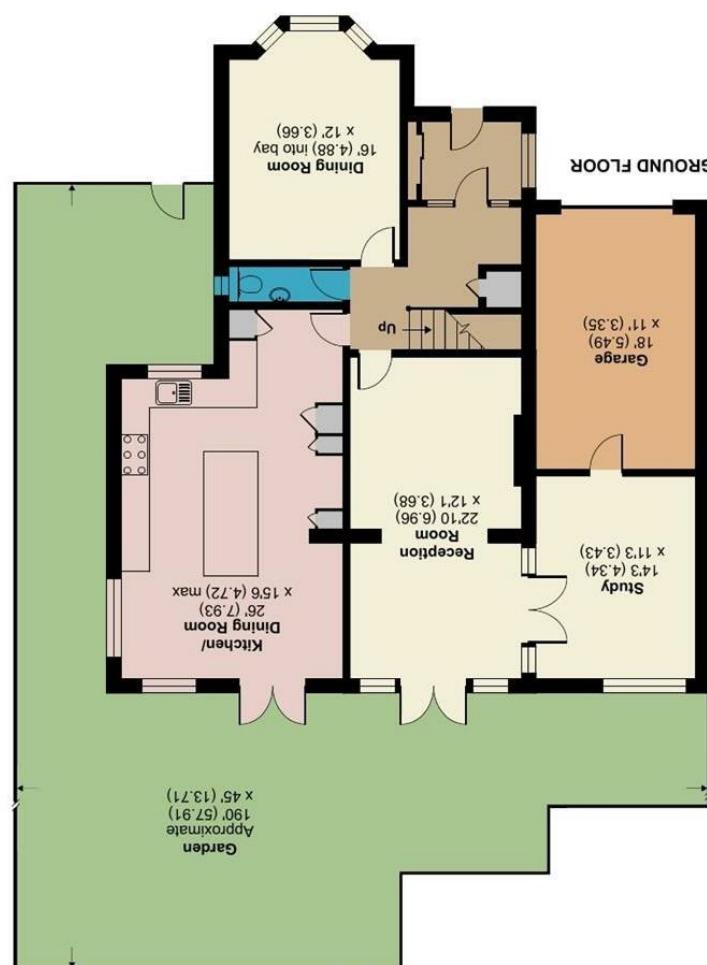
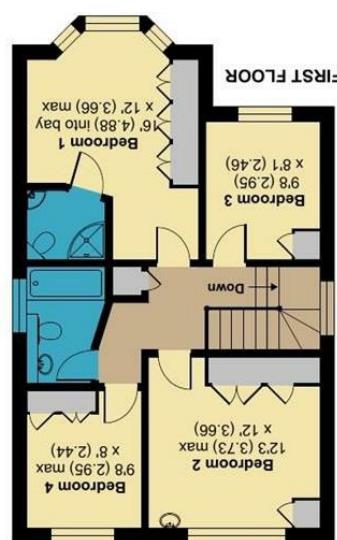
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The Properly Ombudsman



For identification only - Not to scale
Approximate Area = 2064 sq ft / 191.7 sq m (includes garage)
The Warren, Carsington, S15

Produced for Centro Residential Sales and Lettings Limited. RE: 717942
In accordance with Property Measurement Standards (PMS) Residential Measurement Standards incorporating
Floor plan produced in accordance with RICS Property Measurement Standards incorporated

Detitled Measure RICS



CHRISTIES



THE WARREN, CARSHALTON SM5 4EH

OFFERS IN EXCESS OF £1,200,000

NESTLED IN THE CHARMING AREA OF CARSHALTON BEECHES, THE WARREN PRESENTS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SPLENDID DETACHED HOUSE. THIS DELIGHTFUL PROPERTY BOASTS THREE GENEROUSLY SIZED RECEPTION ROOMS, AND A LARGE KITCHEN/DINER PROVIDING AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THE WELL-APPOINTED LAYOUT IS PERFECT FOR FAMILIES OR THOSE WHO ENJOY HOSTING GUESTS.

THE RESIDENCE FEATURES FOUR SPACIOUS BEDROOMS, ENSURING COMFORT AND PRIVACY FOR ALL OCCUPANTS. WITH TWO MODERN BATHROOMS, MORNING ROUTINES AND FAMILY LIFE ARE MADE EFFORTLESS. THE THOUGHTFUL DESIGN OF THE HOME ALLOWS FOR A HARMONIOUS FLOW BETWEEN THE LIVING SPACES, MAKING IT A PERFECT SANCTUARY FOR EVERYDAY LIVING.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE LARGE GARDEN, WHICH PROVIDES A PRIVATE OUTDOOR SANCTUARY FOR CHILDREN TO PLAY, GARDENING ENTHUSIASTS TO INDULGE THEIR PASSION, OR SIMPLY FOR ENJOYING AL FRESCO DINING DURING THE WARMER MONTHS.

THE WARREN IS IDEALLY SITUATED IN A PEACEFUL NEIGHBOURHOOD, YET REMAINS CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE. THIS PROPERTY IS NOT JUST A HOUSE; IT IS A PLACE WHERE MEMORIES CAN BE MADE AND CHERISHED FOR YEARS TO COME. DO NOT MISS THE CHANCE TO MAKE THIS WONDERFUL HOME YOUR OWN.

- WONDERFUL DETACHED FAMILY HOME ON HIGHLY REGARDED ROAD CLOSE TO CARSHALTON BEECHES STATION
- FOUR BEDROOMS AND TWO BATHROOMS TO THE FIRST FLOOR
- ALREADY THE SUBJECT OF SUBSTANTIAL GROUND FLOOR EXTENSION AND NOW WITH POTENTIAL FOR FURTHER EXTENSION (S.T.P.P.)
- WITH HOMES SUCH AS THIS IN SHORT SUPPLY WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT
- EPC RATING - E
- COUNCIL TAX BAND G

