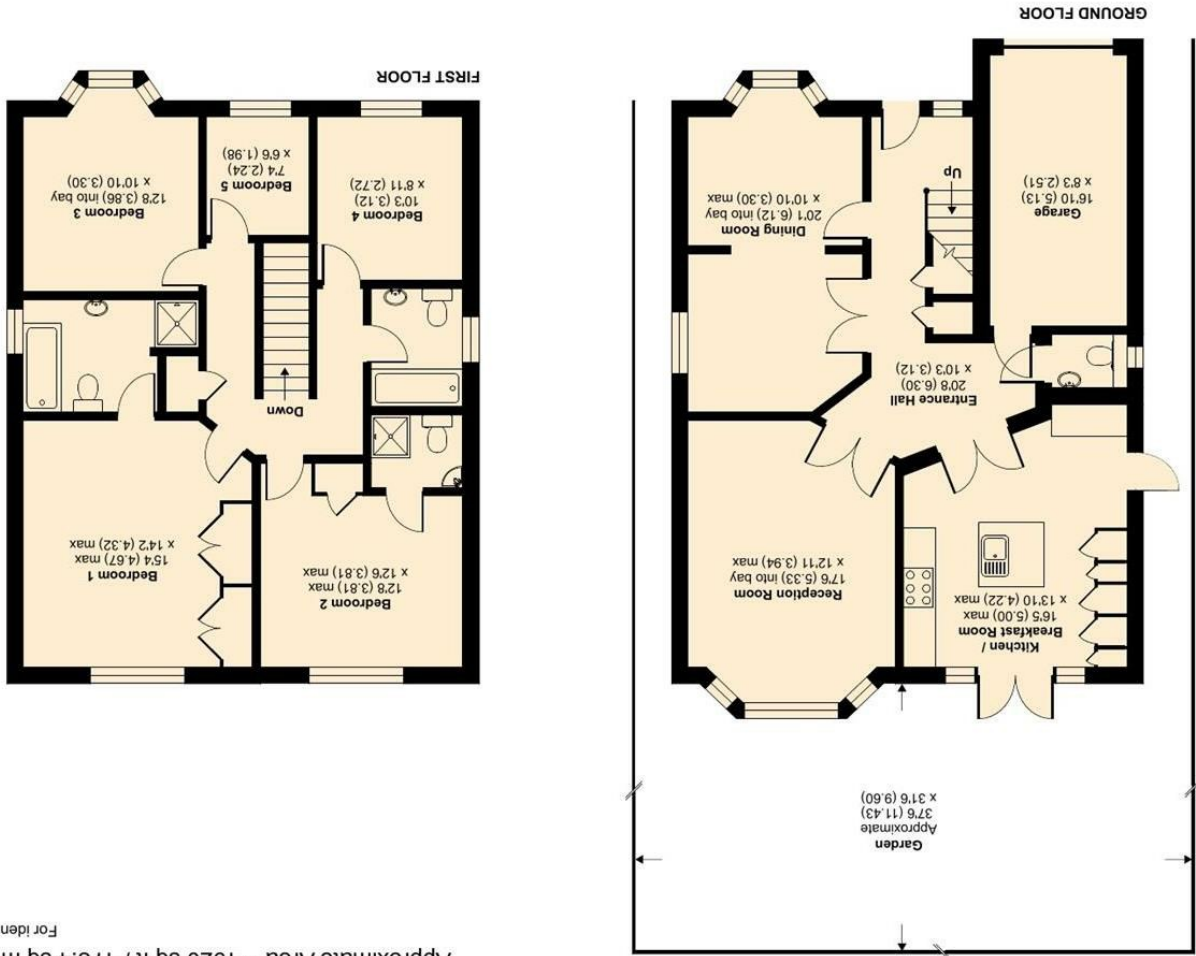




**Beddington Gardens, Carshalton, SM5**  
Approximate Area = 1920 sq ft / 178.4 sq m (includes garage)  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Centrio Residential Sales and Lettings Limited. REF: 759433



BEDDINGTON GARDENS, CARSHALTON SM5 3HL

GUIDE PRICE £1,000,000

A TRULY SUPERIOR FIVE-BEDROOM, THREE BATHROOM DETACHED FAMILY HOME WHICH IS LOCATED ON A PRIME RESIDENTIAL STREET WITH ACCESS TO LOCAL AMENITIES WHICH INCLUDE BUT ARE NOT LIMITED TO SCHOOLS, SHOPS, RESTAURANTS AND LEISURE FACILITIES. THE PROPERTY ALSO BENEFITS FROM SOUTHERN RAIL SERVICES INTO LONDON FROM BOTH WALLINGTON AND CARSHALTON BEECHES RAIL STATIONS.

THE HOME IS IMMACULATELY PRESENTED THROUGHOUT AND SPANS APPROXIMATELY 1920 SQ. FT. THE PROPERTY BENEFITS FROM A GATED DRIVEWAY WHICH PROVIDES AMPLE PARKING FOR MULTIPLE CARS AS WELL AS AN INTEGRAL GARAGE, THE GROUND FLOOR BENEFITS FROM TWO GENEROUS RECEPTION ROOMS WITH BOTH BOASTING BAY WINDOWS AND WITH THE REAR RECEPTION HAVING THE ADDED BENEFIT OF VIEWS OVER THE LANDSCAPED REAR GARDEN. THE GROUND FLOOR IS FINISHED WITH A FABULOUS KITCHEN/ BREAKFAST ROOM WHICH BOASTS AN ISLAND WORK TOP AS WELL AS FRENCH DOORS LEADING TO THE PRIVATE REAR GARDEN AND DOWNSTAIRS CLOAK ROOM. THE FIRST-FLOOR BENEFITS FROM FOUR GENEROUS DOUBLE BEDROOMS, FAMILY BATHROOM, TWO EN-SUITE BATHROOMS AND AND A SINGLE BEDROOM/ STUDY.

ADDITIONAL ADVANTAGES OF THE PROPERTY INCLUDE UNDER FLOOR HEATING AND BEAUTIFUL GALLERIED LANDING TO THE FIRST FLOOR.

FOR MORE INFORMATION AND TO ARRANGE YOUR VIEWING CONTACT OUR EXPERIENCED SALES TEAM TODAY

- GATED
- DETACHED FAMILY HOME
- EN-SUITES TO BEDROOM 1 AND 2
- IMMACULATELY PRESENTED
- EPC: RATING C
- COUNCIL TAX BAND F

