

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

44, Kenny Drive
Carshalton
SM5 4PH

A well balanced three-bedroom semi-detached home set within one of Carshalton Beeches' most respected modern developments. Arranged over three floors, the house offers versatile family living, complemented by recent upgrades including a newly installed boiler. Features include a bright dining room, well designed kitchen with breakfast area, utility room and guest WC, with all bedrooms benefiting from deep fitted wardrobes and the principal enjoying an en-suite. Outside, a freshly lawned garden and adjoining garage with power and light complete the offering. Quietly positioned, yet well connected, with excellent schools, amenities and Carshalton Beeches station close by.

OIEO £650,000



3



2



2



2



- Beautifully presented three-bedroom semi-detached family home
- Largest garden within its row of four homes which enjoys excellent privacy
- Principal bedroom with private en-suite
- Bright dining room and kitchen with breakfast area
- Short walk to Stanley Park Junior, Woodfield Junior & Oaks Park High

- Positioned on a large corner plot with the front and side gardens owned by the property
- Deep fitted wardrobes to all bedrooms
- Newly installed Glow Worm ENERGY 718r-A boiler
- Spacious loft – partially boarded with ladder access, lighting, and scope for future conversion (STPP)
- On-site nursery, mini supermarket and children's play area within the development



PROPERTY DESCRIPTION

A beautifully balanced three-bedroom semi-detached home, quietly positioned within one of Carshalton Beeches' most admired modern developments. Thoughtfully arranged over three floors, the house offers the versatility that modern family living requires, with recent upgrades adding further confidence and comfort.

The ground floor opens with a welcoming hallway leading to a bright dining room and a well-designed kitchen with a breakfast area, complemented by a guest WC and a dedicated utility room. Upstairs, the living spaces feel generous and uplifting, with each bedroom featuring deep fitted wardrobes and the principal bedroom benefitting from its own en-suite. A newly installed boiler provides efficiency and peace of mind.

Outside, the garden has been freshly laid to lawn, creating a clean and inviting backdrop for outdoor living, while the adjoining garage complete with power and light offers excellent storage or potential for future use.









PROPERTY DESCRIPTION

Kenny Drive benefits from a genuine sense of community, with a nursery, mini supermarket and children's play area all within the development. Just a short walk away lies Queen Mary's Park, an award-winning country park offering meadow, woodland and open vistas. Highly regarded schools, including Stanley Park Junior, Woodfield Junior and Oaks Park High, are all within comfortable walking distance, while Carshalton Beeches station, local bus routes and everyday amenities are close by creating a quietly positioned yet exceptionally well connected family setting.



CP

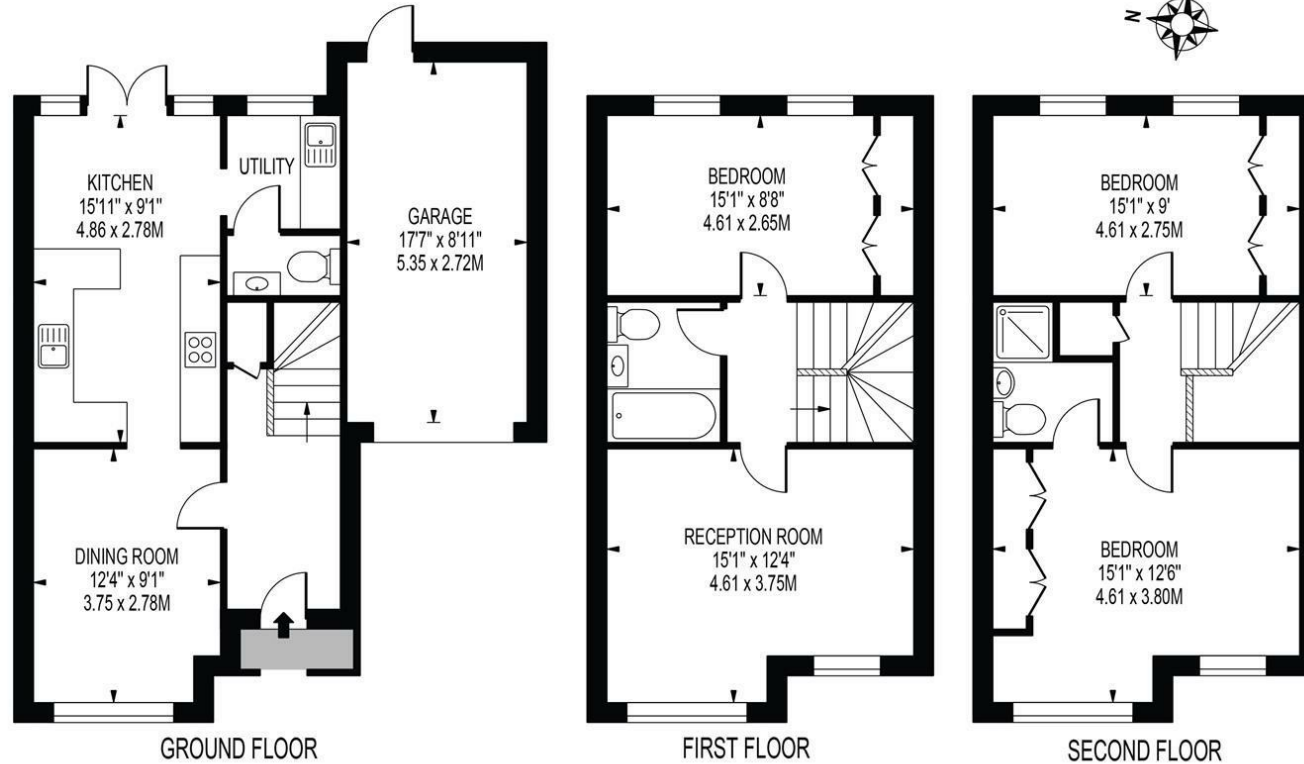


KENNY DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1244 SQ FT - 115.56 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 157 SQ FT - 14.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

44, Kenny Drive

If you would like to arrange a viewing, please call Martin Buhagiar 07795460499 or a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Sutton

TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT