

# Rolfe East



Lawson Walk, SM5

Asking Price £1,100,000

- Detached Family Home
- Large Rear Garden
- Sun Trap Conservatory
- Set in Carshalton Beeches
- Double Garage
- Close to Queen Mary's Park

A rare opportunity to acquire one of the biggest homes on the development, this superbly presented four double bedroom, four reception roomed detached home offers spacious and flexible living throughout the property, with ample storage and potential to extend, subject to planning. The ground floor boasts a a large hallway on entering, with downstairs WC and doors leading to over 30ft main through lounge and dining room, direct access to the kitchen and breakfast room as well as the downstairs study or bedroom five if required. The kitchen itself opens out onto a handy breakfast area, with extra utility tucked away to the side, and also access to the conservatory / gym / playroom. The double garage and two car driveway provide enough room for all the family vehicles and any other storage use. The rear garden provides a superb area of over 50ft x 50ft, perfect for entertaining and a secure area for children to play. Upstairs, the property comprises of four double bedrooms, en-suite to master, and family bathroom. A large accessible loft for storage above, but could also potentially be extended into to provide further accommodation. Situated in the sought after location in prime residential area, with close proximity to local transport links in Carshalton Beeches and Wallington, all local amenities and shopping needs, as well as the local outstanding OFSTED schools, this is an amazing family home waiting for its forever people! Viewing by appointment only, please call Rolfe East on 020 8993 7755 for more details.

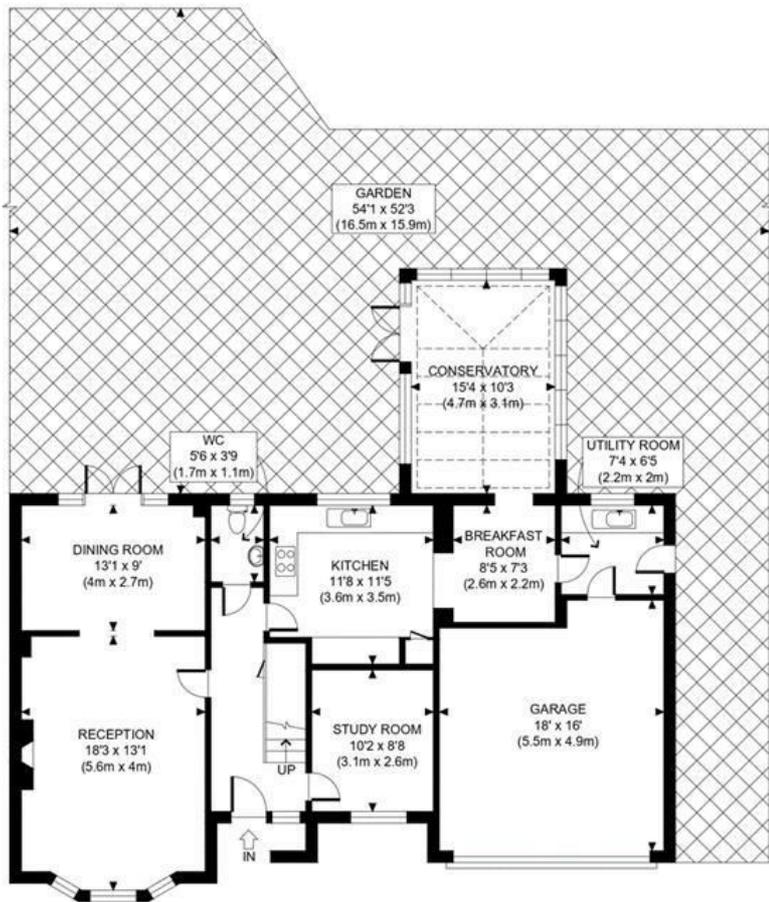
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Council Tax Band: F

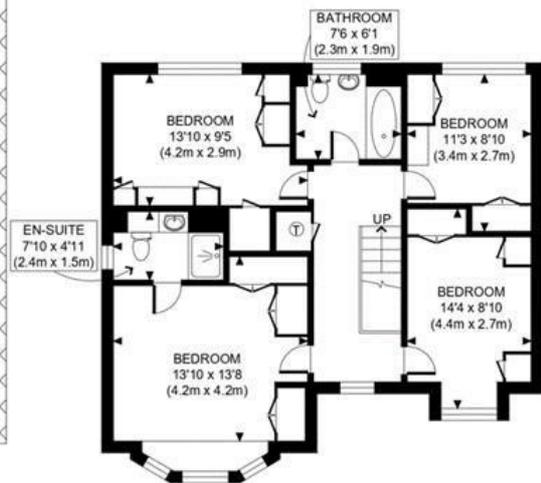








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 1283 SQ FT  
FLOOR AREA WITHOUT GARAGE 999 SQ FT



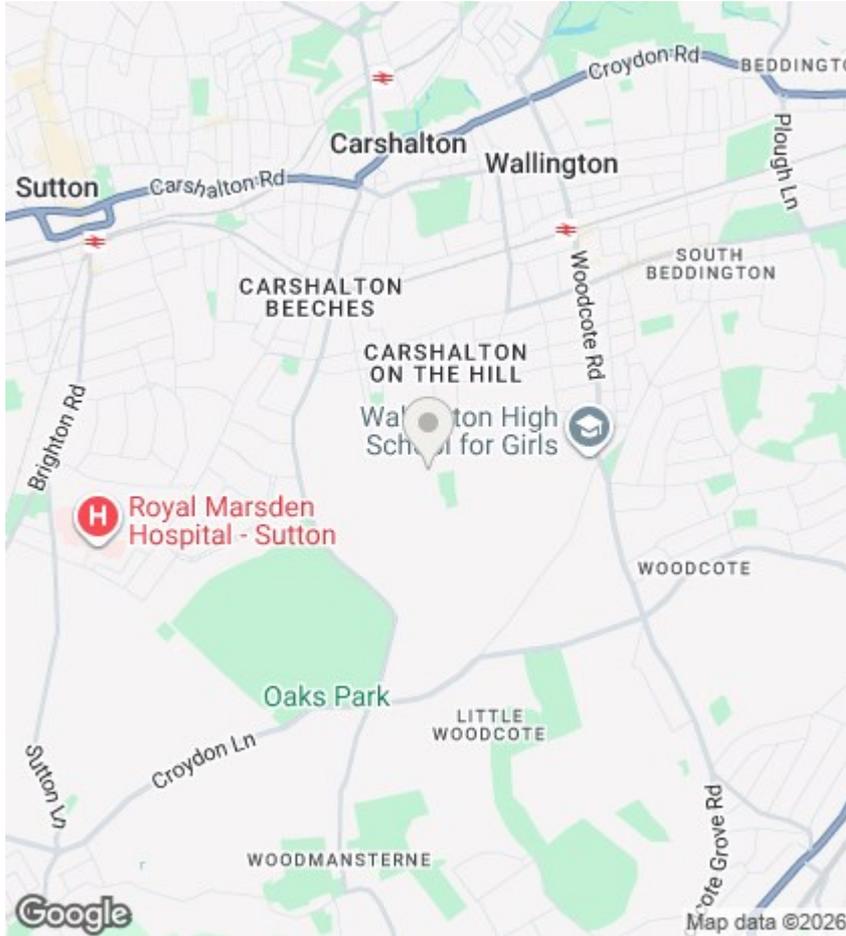
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 739 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 2022 SQ FT/ 188 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1738 SQ FT/ 161 SQM

## Rolfe East

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	