



Sunnymede Avenue, Carshalton Beeches, SM5 4JA  
£825,000 - Freehold



**WILLIAMS  
HARLOW**





Located on the prestigious Sunnymede Avenue with views over GOLF COURSE in Carshalton Beeches, this charming semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting four spacious bedrooms and two inviting reception rooms, this property is perfect for both relaxation and entertaining.

The house features a well-appointed bathroom and offers parking for one vehicle plus a garage, ensuring convenience for you and your guests. One of the standout features of this home is its superb garden, which extends generously to approximately 140ft, providing a delightful outdoor space for children to play or for hosting summer gatherings. The rear of the property overlooks a picturesque golf course, offering serene views and a sense of tranquillity.

While the property does require some modernisation, it is brimming with potential for further alterations and extensions, subject to the necessary planning permissions. This flexibility allows you to tailor the home to your personal taste and lifestyle.

Situated within easy walking distance of miles of open countryside, this location is ideal for nature lovers and those who enjoy outdoor activities. Additionally, the property is offered with no onward chain, making the buying process straightforward and efficient.

In summary, this semi-detached house on Sunnymede Avenue is a rare find, combining a prime location, ample living space, and the opportunity to create your dream home. Do not miss the chance to explore the possibilities that await you in this delightful property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





## THE PROPERTY

The property provides impressive kerb appeal. Entered through a front door to a generous entrance hall with a standout bay window feature to the front reception room. This opens to a rear reception room with a fine outlook and there is a spacious kitchen/breakfast room alongside an integral garage. To the first floor there are four good sized bedrooms served by a main bathroom with a separate WC. The property does require modernisation but could easily be adapted to a must have family home.

## OUTDOOR SPACE

The property has one of the longest gardens within the area and extends to approximately 140 feet with a fantastic outlook over a golf course to the rear with uninterrupted views. There is a patio to the rear and various outbuildings. To the front there is off street parking and an area of garden with flower and shrub borders.

## LOCAL AREA

Extra supportive of modern family life, amenities on hand include; schools, transport, shops and outdoor interests. You're within a short distance of some of the most sought after local schools which include Barrow Hedges, Avenue Road, Harris, Carshalton Beeches train station provide services into London Victoria, the mini High Street nearby offers convenience whilst Sutton town centre the choice of shops and you are surrounded by outdoor pursuits such as bridle paths, down land and golf courses. Sporty types will relish the many tennis clubs, fitness clubs and sporting grounds dotted around. Sutton and its surrounds offer everything you need.

## WHY YOU SHOULD VIEW

Appealing to the mass market this house blends superb short walks to open countryside and other local amenities. The house more than appeals on its own merit. There is fantastic opportunities to be able to extend and alter this property (STPP) to your own individual requirements.

## BENEFITS

Spacious accommodation - Fantastic rear garden - Four good sized double bedrooms - Generous lounge and dining room - Short walk to open countryside and golf clubs - Potential to extend (STPP)

## LOCAL TRAINS

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton circa 32 mins)

Epsom (Circa 10 mins)

Horsham (Circa 47 mins)

Thames Link Sutton to St Albans via City (Circa 44 Mins)

## LOCAL BUSES

80 - Belmont via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont via Sutton

N44 - Trafalgar Sq. to Sutton

S1 - Barnstead to Mitcham via St Holier Hospital

S3 - Belmont to New Malden via Sutton

## LOCAL SCHOOLS

The Avenue – Mixed State – Ages 3–11

Barrow Hedges – Mixed State – Ages 3–11

Harris – Mixed Academy – Ages 11–19

Seaton House – Mixed Fee Paying – 2–11

Devonshire – Mixed – 3–11

Oaks Park High School - Mixed - 11-18

## COUNCIL TAX

Sutton BAND F £3,278.49 2025/26



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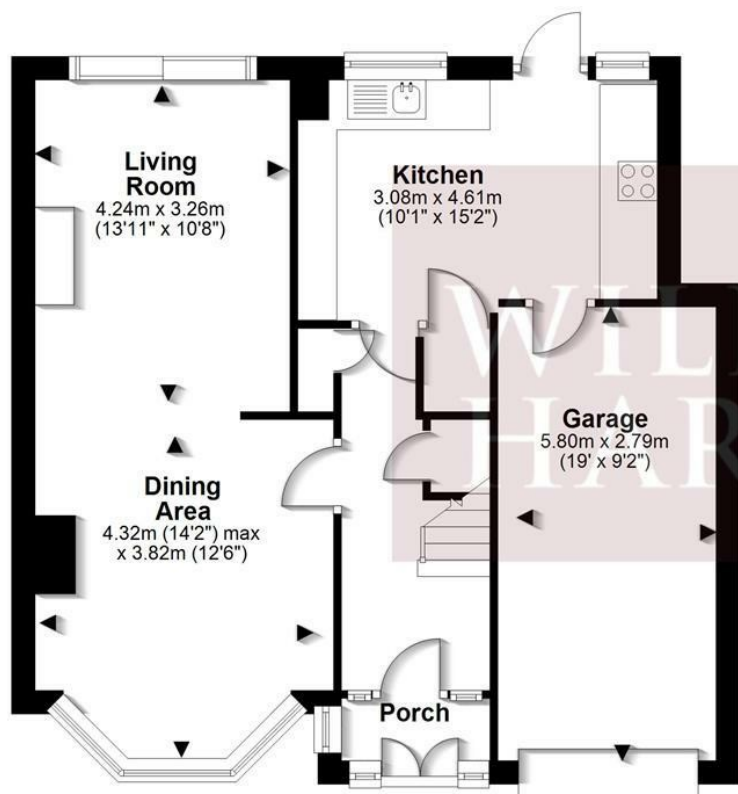
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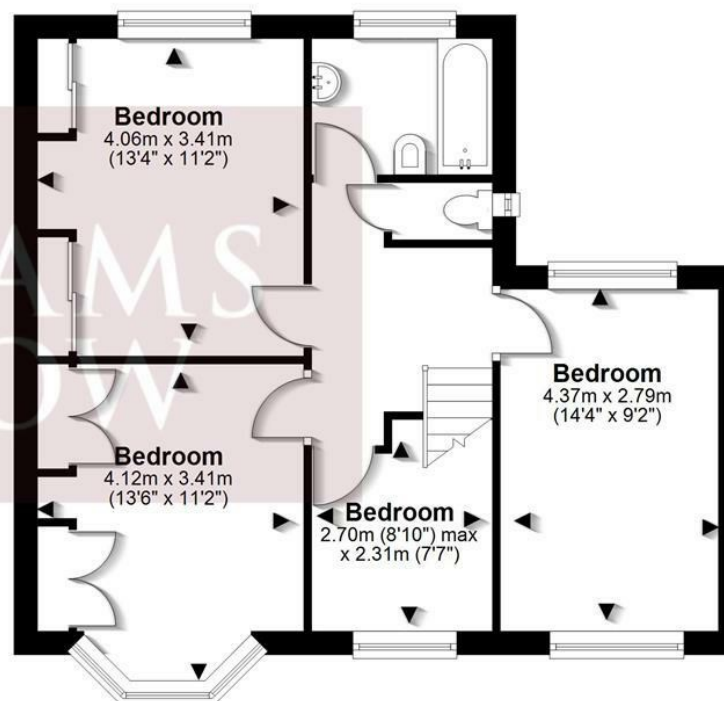
### Ground Floor

Main area: approx. 53.6 sq. metres (577.1 sq. feet)  
Plus garages, approx. 16.2 sq. metres (174.2 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



Main area: Approx. 110.6 sq. metres (1190.5 sq. feet)

Plus garages, approx. 16.2 sq. metres (174.2 sq. feet)

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