



Barrow Avenue, Carshalton,  
Guide Price £700,000 - Freehold

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**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A three bedroom semi-detached house with adjoined double garage to side. A charming family house which provides indulgent access to the excellent local schools such as Barrow Hedges. With additional access to Carshalton Beeches train station (links directly into central London), oaks park and the village parade of shops, the occupying family will enjoy everyday life on your doorstep made a little easier. Ready to view now.

## The Property

Impressively large with overall sq ft showing 2126 (incorporating outhouses). The house has a traditional layout, entering through the porch into the entrance hall with stairs to first floor and lavatory under. The two reception rooms are to the left and the kitchen ahead. The first floor has three bedrooms and bathroom. All very standard for 1930's semi-detached. However in addition, the double garage is a USP (if you have had one you will know how beneficial these are) and built behind a third reception has been created which is ideal for kids play, working from home or entertaining. The décor is homely, clean and tidy but most importantly inviting and comfortable.

## Outside Space

The frontage provides a generous driveway providing ample off-street parking alongside the attached double garage. To the rear, the private garden enjoys an easterly aspect, creating a pleasant outdoor setting for family life and entertaining. Two substantial outbuildings offer excellent additional storage and provide flexibility for a variety of uses, including home working, hobbies or fitness space.

## Local Area

Carshalton Beeches is a hidden gem for families wanting the blend of Surrey and Greater London. Lots of outdoor pursuits are possible through the parks, downs or lavender fields close by. Trains link Central London, Buses local towns (Banstead, Sutton and Wallington). The schools are highly regarded and include options for all ages, budgets, abilities.

## Why You Should Buy

Want to work from home? Need storage for hobby's? Have a family which needs good schools? Commute in London? Want a house with potential? Have all of these and more via this house.

## Local Schools

Oaks Park High School State School Ofsted: Good

Barrow Hedges Primary School State School Ofsted: Outstanding

Stanley Park Infants School State School Ofsted: Good

## Local Transport

Carshalton Beeches Station

Sutton (Surrey) Station

Belmont Station

Trains -

Southern London Victoria/Bridge (From Sutton circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins).

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

## Features

Three Bedrooms

Extended Accommodation

Double Garage

Private Rear Garden

Off-Street Parking

Potential to Extend (STPP)

Popular Cul-de-Sac Location

Close to Schools, Parks and Transport Links

## Benefits

- Close To Train Station – Close to Local Shops – Close To Schools - Potential If Sought - Work From Home

## EPC And Council Tax

D and F

## Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

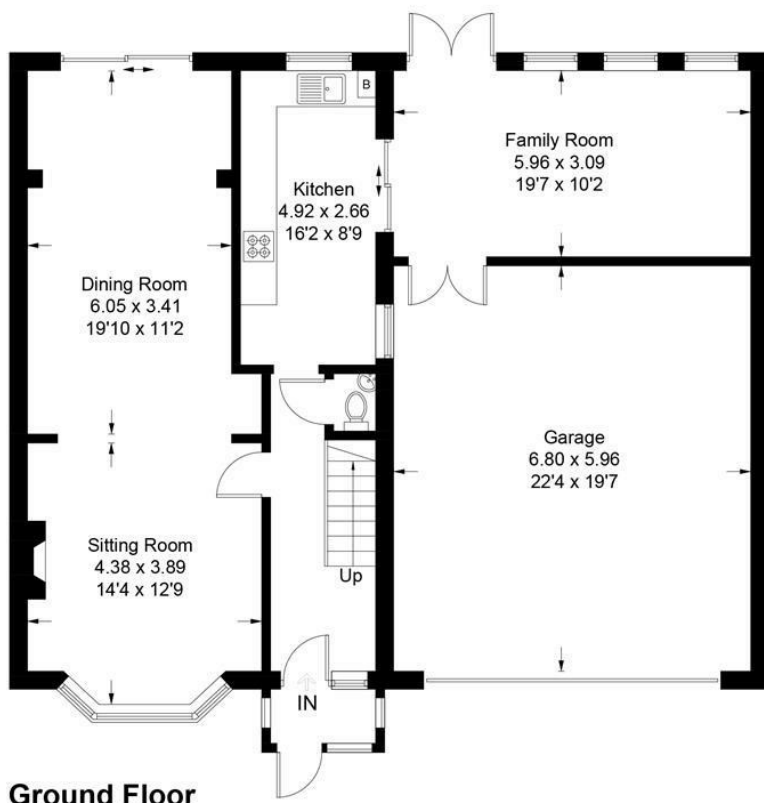
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

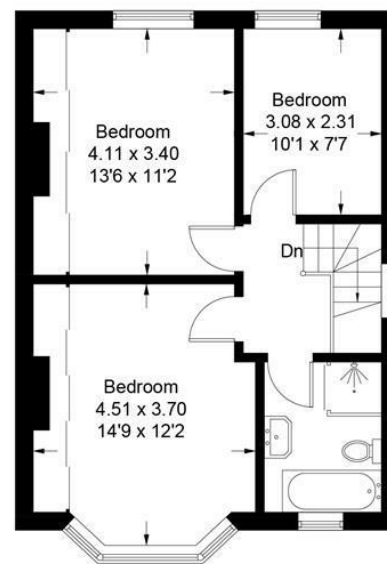
Approximate Gross Internal Area = 172.2 sq m / 1853 sq ft  
(Including Garage)

Outbuilding = 25.4 sq m / 273 sq ft

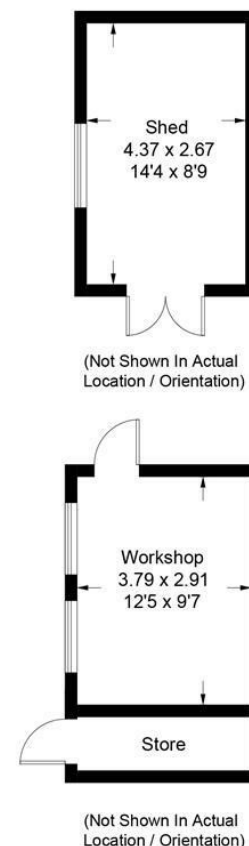
Total = 197.6 sq m / 2126 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			
		67	79
		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1303691)

