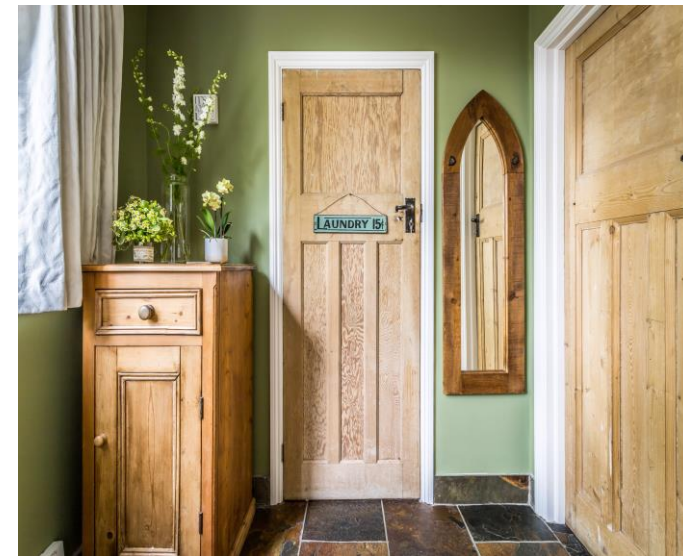





HENLEY HOMES

4 Briar Lane | Carshalton
Surrey | SM5 4PX |



Spread over three floors this immaculately presented 4 bedroom 2 bathroom detached family home located within the popular area of Carshalton on the Hill. On the ground floor this spacious and light property comprises of an impressive entrance hall, two reception rooms, a splendid kitchen / diner featuring an original inglenook fireplace, cloakroom, and utility. The first floor has three bedrooms and a family bathroom. The second floor has breath-taking views looking towards London and houses a further bedroom with shower room. Outside the architecturally designed landscaped and secluded rear garden has three patio areas, two outbuildings a striped lawn and well stocked flower beds. There is also a garage to the side, off street parking and a large driveway at the front of the house taking 2 to 3 cars.

Entrance Hall

Slate flooring, understairs cupboard.

Kitchen / Dining Room 22' 5" x 14' 0" (6.83m x 4.26m)

Double aspect, high and low level storage, smeg range double oven, gas hob and extractor hood, butlers sink, granite worksurface, slate floor, integrated dishwasher, space for large American style fridge/freezer, original solid wood beamed ceiling. Inglenook gas feature fireplace.





Sitting Room 15' 0" x 11' 4" (4.57m x 3.45m)
Rear aspect, working open fireplace, engineered solid wood strip flooring, door leading into conservatory, beamed ceiling.

Downstairs Cloakroom

Front aspect, low level WC, ceramic tiled floor, wall mounted wash hand basin, heated towel rail.



Utility 8' 0" x 3' 0" (2.44m x 0.91m)
Side aspect, high and low level storage, space for washing machine and tumble dryer.





Bedroom 1 13' 1" x 11' 5" (3.98m x 3.48m)
Double aspect, fitted wardrobes, picture rail.

Bedroom 2 13' 1" x 10' 7" (3.98m x 3.22m)
Double aspect, picture rail.

Bedroom 3 10' 8" x 8' 8" (3.25m x 2.64m)
Front aspect.

Family Bathroom 9' 8" x 8' 8" (2.94m x 2.64m)
Double aspect, slate tiled floor, ceramic tiled walls, low level WC, shower cubicle, ceramic tiled panelled bath, wall mounted wash hand basin.



Bedroom 4 14' 4" x 12' 8" (4.37m x 3.86m)

Double aspect, eaves storage, wood effect laminate flooring.

Shower Room 6' 3" x 4' 6" (1.90m x 1.37m)

Shower cubicle, eaves storage, wall mounted wash hand basin, low level WC.





Conservatory 17' 6" x 12' 3" (5.33m x 3.73m)
Double aspect, slate flooring, air conditioning, double doors leading to patio area.

Outbuilding 10' 6" x 8' 3" (3.20m x 2.51m)

Store Shed 9' 4" x 6' 8" (2.84m x 2.03m)

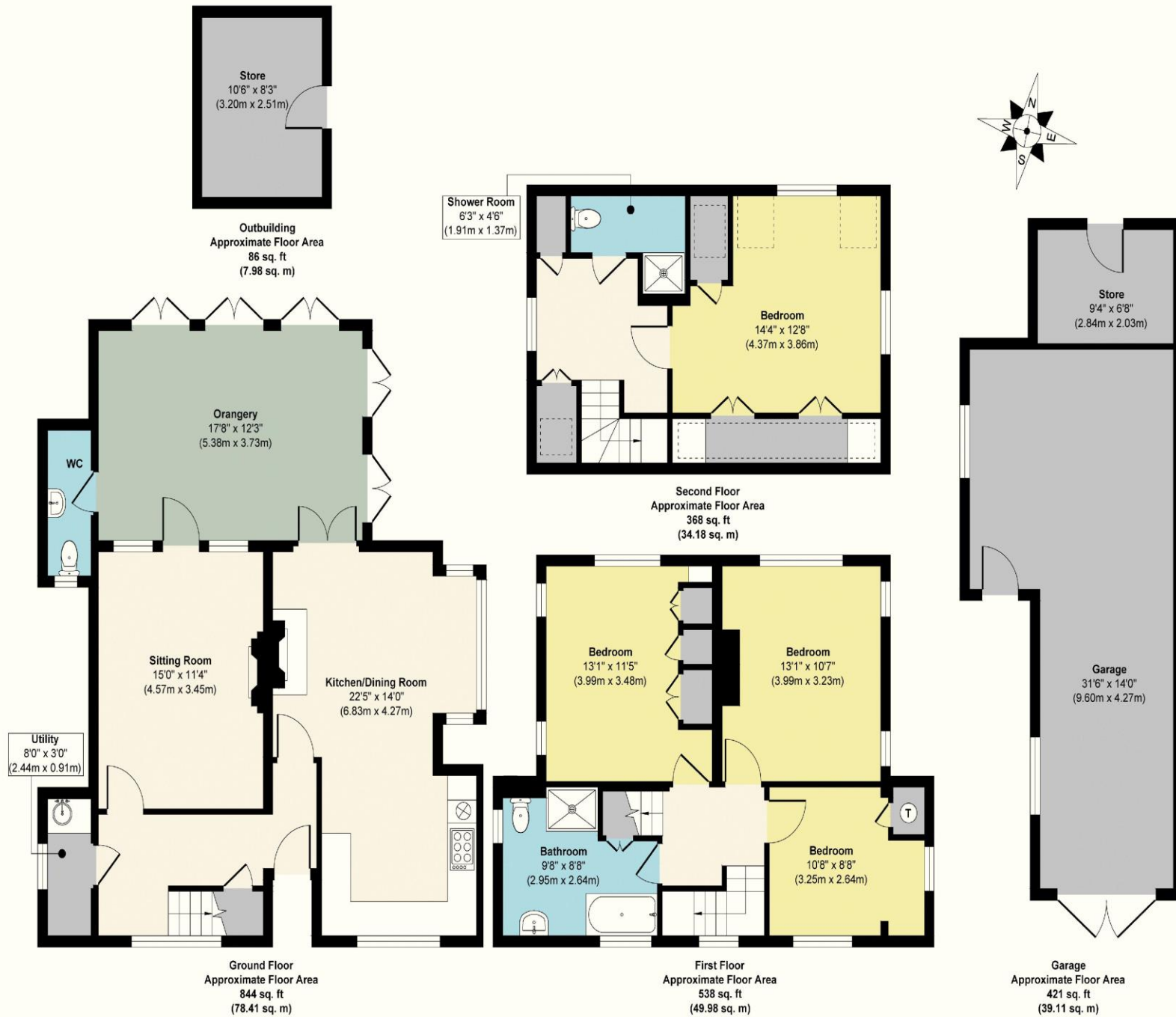
Garage 31' 6" x 14' 0" (9.59m x 4.26m)








Briar Lane SM5



Approx. Gross Internal Floor Area 1750 sq. ft / 162.57 sq. m
Approx. Gross Internal Floor Area 507 sq. ft / 47.09 sq. m (Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



HENLEY HOMES

0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency