



Kenny Drive, Carshalton, Surrey, SM5 4PH
Guide Price £1,000,000

A desirable and spacious 5 bedroom, 3 bathroom (2 en-suite) Detached family home with the added benefit of a utility room and ground floor WC. Offered with an integral double garage and driveway for plenty of off street parking. Located in a Cul de Sac location on the popular Sovereign Park development with nearby amenities including Queen Mary's Park, a day nursery, secondary school and local convenience store, this delightful, modern family home has been extremely well maintained.



***3 Bathrooms (2 En-Suite) *5 Bedrooms with fitted wardrobe cupboards
*Utility Room & Ground Floor WC *Integral Double Garage & Off Street Parking (Cul-de-Sac location)**

Storm Porch

Front door leading to:

Entrance Hall

Doors leading to:

Living Room - 17' 9" x 12' 0" (5.41m x 3.65m)

Front aspect

Dining Room - 12' 10" x 9' 4" (3.91m x 2.84m)

Rear aspect, doors out to garden

Kitchen/Breakfast Room - 12' 8" x 11' 10" (3.86m x 3.60m)

Rear aspect, door leading to utility room

Utility Room - 7' 10" x 5' 11" (2.39m x 1.80m)

Rear aspect, door to garden, internal door to double garage

Ground floor WC

Stairs to first floor landing

Storage cupboard, doors to:

Bedroom 1 - 12' 6" x 12' 2" (3.81m x 3.71m)

Front aspect, range of fitted wardrobe cupboards, door to en-suite shower room

En-suite shower room - 8' 2" x 5' 1" (2.49m x 1.55m)

Leading from bedroom 1

Bedroom 2 - 11' 4" x 9' 10" (3.45m x 2.99m)

Front aspect, fitted wardrobe cupboard

Bedroom 3 - 9' 10" x 9' 6" (2.99m x 2.89m)

Rear aspect, fitted wardrobe cupboard

Bedroom 4 - 9' 6" x 9' 0" (2.90m x 2.75m)

Rear aspect, fitted wardrobe cupboard

Family Bathroom - 6' 11" x 6' 7" (2.11m x 2.01m)

Rear aspect

Stairs to 2nd floor landing

Storage cupboard, door to:

Master Bedroom/Bedroom 5 - 13' 3" x 12' 10" (4.04m x 3.91m)

Range of fitted wardrobe cupboards, door to en-site shower room

En-suite shower room - 10' 2" x 4' 7" (3.10m x 1.40m)

Leading from Master Bedroom

Outside

Double Integral Garage - 17' 9" x 16' 8" (5.41m x 5.08m)

Double up and over doors, internal access from utility room





Council Tax - G Local Authority: London Borough of Sutton Tenure - Freehold



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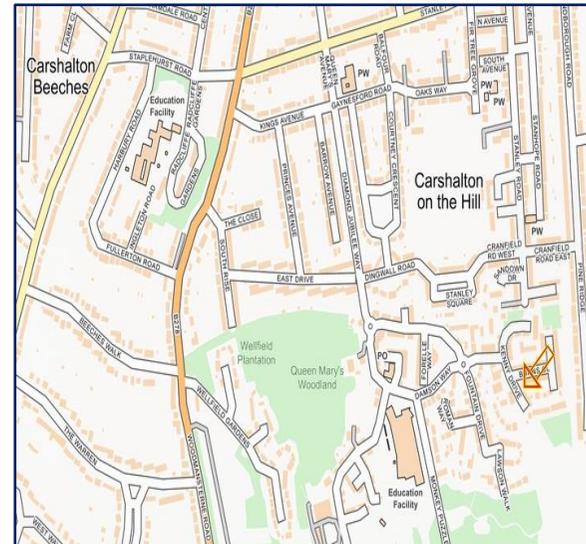


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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