



Carshalton Park Road | Carshalton | Surrey

Guide Price £750,000





Carshalton Park Road, Carshalton,
Surrey

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Freehold

Situated on one of Carshalton's most popular residential roads this six bedroom period property offers spacious, flexible, family accommodation over three floors. The accommodation includes two good sized reception rooms with high ceilings, period coving and picture rails; a fitted kitchen/breakfast room with views over the garden and a separate utility room and downstairs WC on the ground floor; together with six bedrooms, a family bathroom and a separate WC spread over the first and second floors. Outside there is a private west facing garden which is mainly laid to lawn with decked and paved sun areas, and to the front is a block paved drive providing off street parking and access to the garage. Ideally located within walking distance of both Carshalton Village and Carshalton Beeches both of which provide an array of local and convenience stores, restaurants, leisure and recreational amenities, together with stations providing direct access to central London, the property is also close to a number of highly regarded primary and secondary schools.



Entrance Porch

Double glazed porch with tiled floor.

Entrance Hall

4.80m x 3.25m (15'9" x 10'8")

Part glazed front door. Under stairs storage cupboard. Picture and dado rails. Wood flooring.

Dining Room

4.80m x 4.62m (15'9" x 15'2")

Double glazed bay window to the front aspect. Two original stained glass windows to the side aspect. Brick fireplace with electric fire. Picture rail and built-in shelving. Wood flooring.

Kitchen/Breakfast Room

6.02m x 4.72m (19'9" x 15'6")

Double glazed door leading out to the garden. Double glazed windows to the rear and side aspects. A range of wall and base units with stainless steel sink and drainer unit and tiled splash backs. Integrated five ring gas hob with extractor hood, integrated oven, grill and dishwasher. Space for fridge freezer.

Utility Room

Double glazed door to the side aspect. Space for washing machine and tumble dryer, stainless steel sink and drainer unit and shelving.

Downstairs WC

Double glazed window to the side aspect. Low level WC.

Lounge

5.87m x 3.94m (19'3" x 12'11")

Double glazed door and windows to the rear aspect. Fitted storage. Ceiling coving and picture rail. Wood flooring.

First Floor Landing

Airing cupboard. Picture and dado rails. Wood flooring.

Bedroom One

5.05m x 3.96m (16'7" x 13'0")

Double glazed window to the rear aspect. A range of fitted wardrobes and storage. Original fireplace.





Bedroom Two

3.25mx3.23m(10'8" x 10'7")

Double glazed window to the rear aspect. Built-in storage cupboard.

Bathroom

2.21mx1.93m(7'3" x 6'4")

Double glazed window to the side aspect. Fully tiled with shower over a panel enclosed bath, hand basin within vanity unit and heated towel rail.

WC

Double glazed window to the side aspect. Part tiled with low level WC and hand basin within vanity unit.

Bedroom Three

4.60mx4.19m(15'1" x 13'9")

Double glazed window to the front aspect. Built-in storage cupboard. Picture rail. Original fireplace.

Bedroom Four

3.05mx3.02m(10'0" x 9'11")

Double glazed window to the front aspect.

Second Floor Landing

Two sky lights.





Bedroom Five

5.05mx3.63m(16'7" x 11'11")

Window to the rear aspect. Storage cupboard. Original fireplace.

Bedroom Six

3.63mx3.05m(11'11" x 10'0")

Window to the front aspect.





Outside

To The Front

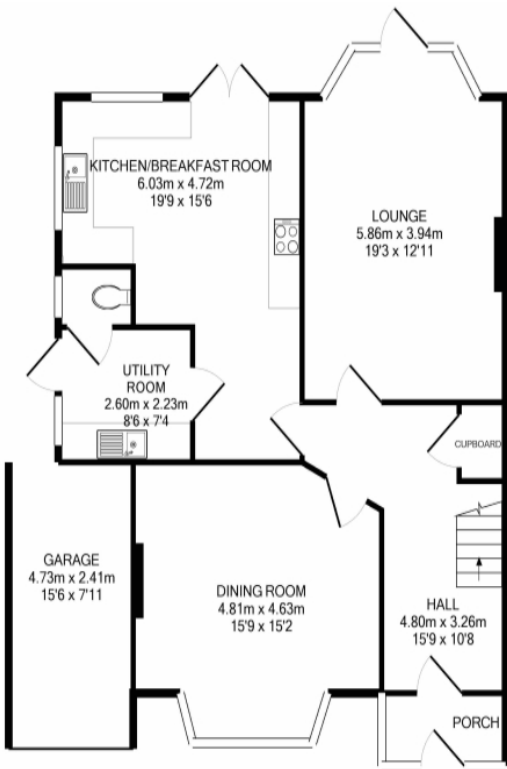
Block paved drive providing off street parking and access to garage. Raised flower and shrub borders.

To The Rear

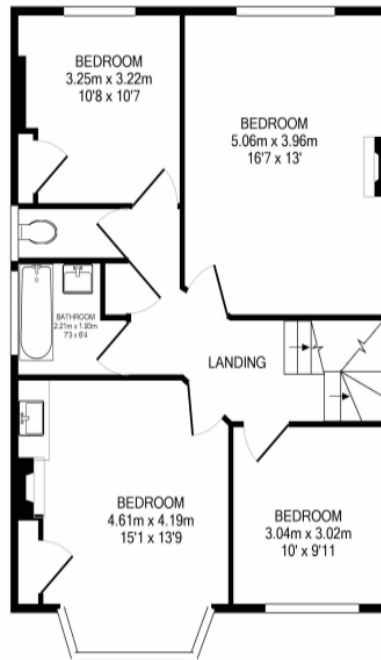
Tiered west facing garden which is mainly laid to lawn. Paved patio and decked sun area.

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- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

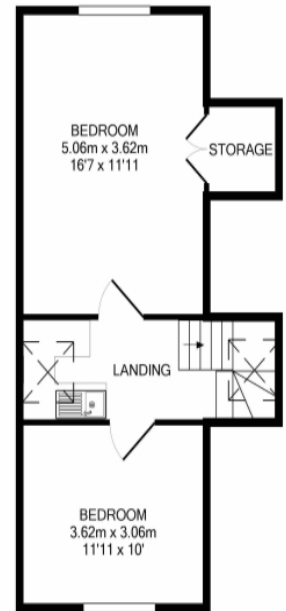
Your View...



Ground Floor
Approx. Floor
Area 97.6 Sq.M.
(1051 Sq.Ft.)



1st Floor
Approx. Floor
Area 72.9 Sq.M.
(785 Sq.Ft.)



2nd Floor
Approx. Floor
Area 40.3 Sq.M.
(434 Sq.Ft.)

Total Approx. Floor Area 210.8 Sq.M. (2269 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority
London Borough of Sutton

Agents Notes

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

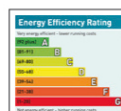
RESIDENTIAL SALES

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For full EPC please contact the branch