



Carshalton Park Road | Carshalton | Surrey
Guide Price £795,000





Carshalton Park Road, Carshalton,
Surrey

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Freehold

A substantial four bedroom Edwardian property (built in 1910) located in the heart of Carshalton Beeches, just a short walk from the station and the local shops and restaurants. This spacious family home offers a wealth of period detailing and character with ground floor accommodation including a 16'5" by 12'6" double aspect entrance hall with original open fireplace; two bright reception rooms, one of which has patio doors opening onto the south facing rear garden, together with a dining room open to a stylish fitted kitchen with granite worktops and integrated appliances. On the first floor are the four double bedrooms with fitted storage, a minstrel galleried landing and a four piece family bathroom with walk in shower and under floor heating. The property is ideally situated for a number of highly regarded primary and secondary schools and has the benefit of off street parking and no onward chain.



Entrance Hall

5.00mx3.81m(16'5" x 12'6")

Part glazed front door. Original windows to the front and side aspect. Original fireplace. Under stairs cupboard housing consumer unit. Ceiling coving and rose, picture rail. Wood flooring.

Reception Room

5.61mx3.99m(18'5" x 13'1")

Double glazed windows to the front and side aspect. Built-in shelving and storage. Open fireplace. Ceiling coving and picture rail.

Reception Room

4.93mx3.99m(16'2" x 13'1")

Double glazed windows and patio doors to the rear aspect. Feature gas fire. Ceiling coving and rose, picture rail.

Dining Room

3.94mx3.81m(12'11" x 12'6")

Double glazed sash windows to the rear aspect. Original fitted sideboard and bell system. Wood flooring. Open to:

Kitchen

5.23mx3.40m(17'2" x 11'2")

Double glazed windows to the front and rear aspects. Two double glazed Velux windows. A range of wall and base units with granite worktops and splash back. Integrated Siemens five ring induction hob with extractor hood. Integrated Bocsh combination oven, oven, warming drawer and dishwasher. Integrated wine cooler and freezer. Space for American style fridge freezer. Wall mounted boiler. Limestone tile flooring. Door to garden.

Downstairs WC

Double glazed window to the side aspect. Hand basin and WC. Limestone tile flooring.

First Floor Landing

Double glazed window to the front aspect. Minstrel landing. Access to part boarded loft storage.

Bedroom One

5.41mx3.99m(17'9" x 13'1")

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





Bedroom Two

4.44mx3.99m(14'7" x 13'1")

Two double glazed sash windows to the rear aspect. A range of fitted wardrobes and storage. Picture rail.

Bedroom Three

3.25mx2.49m(10'8" x 8'2")

Double glazed sash window to the rear aspect. A range of fitted wardrobes and storage. Picture rail.

Bathroom

3.43mx2.62m(11'3" x 8'7")

Original sash window to the side aspect. Four piece bathroom with shower area, panel bath, WC and hand basin. Concealed storage and inset mirror. Picture rail. Under floor heating.

Bedroom Four

3.91mx2.59m(12'10" x 8'6")

Double glazed window to the front aspect. Fitted wardrobe. Picture rail.





Outside

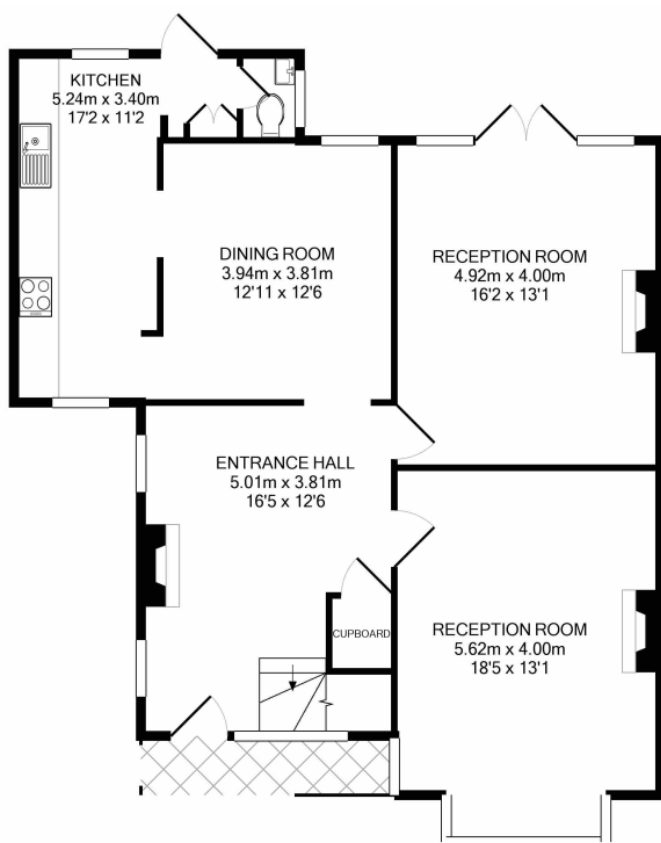
To The Front

Block paved drive providing off street parking. Front garden with mature borders. Steps to canopied entrance.

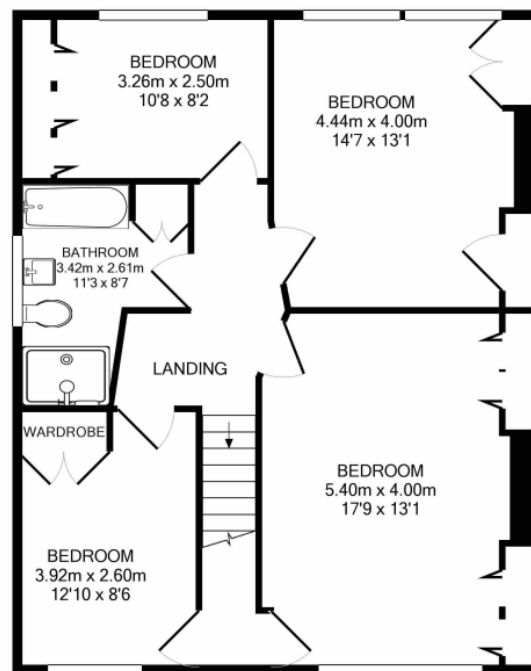
To The Rear

Lawn area with raised flower and shrub borders. Paved sun patio. Side storage area and gate to front garden. Shed.





Ground Floor
Approx. Floor
Area 88.2 Sq.M.
(950 Sq.Ft.)



1st Floor
Approx. Floor
Area 75.6 Sq.M.
(814 Sq.Ft.)

Total Approx. Floor Area 163.9 Sq.M. (1764 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

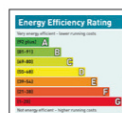
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