



**Dale Park Avenue, Carshalton SM5 2ES**



**welcome to**

## **Dale Park Avenue, Carshalton**

Situated on a desirable residential road in Carshalton, this charming three bedroom period family home with driveway. This home has remained in the same family for some years now and been impeccably maintained, affording a nice balance of living and entertaining spaces. Downstairs features a spacious 18ft x 10'9ft lounge and 17ft 3 x 9ft 6 kitchen/breakfast room which in turns gives access to the landscaped rear garden which benefits from a large multi-purpose shed. The garden itself is a peaceful retreat and presents a mix of lawn, patio and shrubbery. The first floor is host to all three bedrooms, all of which are noticeably bright, and the smart family bathroom. Many houses in the road have been extended to the loft and rear, so we are led to believe this is an option subject to the necessary consents. Dale Park Avenue is a great location, facilitating quick and easy access to a multitude of local schools at primary and secondary tier, Hackbridge Station (25 minutes into London Victoria) and many local amenities.

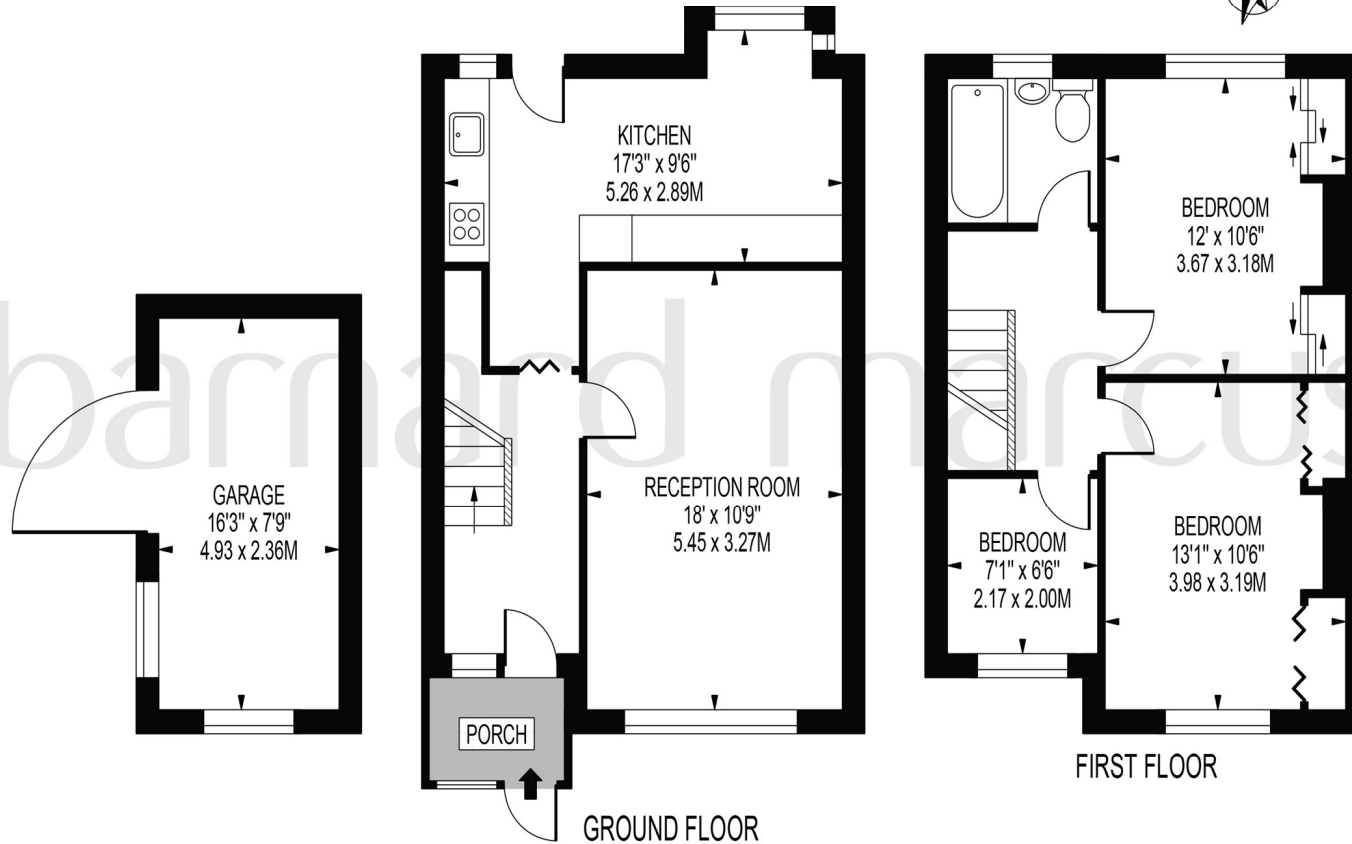


## DALE PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 913 SQ FT - 84.81 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 125 SQ FT - 11.63 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Dale Park Avenue, Carshalton

- PERIOD FAMILY HOME
- DRIVEWAY
- LOVELY MATURE GARDEN
- LARGE LOUNGE
- KITCHEN/BREAKFAST ROOM

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WLG105610 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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