



Park Hill Close, Carshalton Beeches, Surrey, SM5 3QW
Offers In Excess Of £555,000

NO CHAIN. An attractive 3 bedroom Semi Detached bungalow in need of updating. There is an extremely large loft with potential for loft conversion (STPP). Located in an extremely sought after Cul de Sac location being conveniently situated for shopping parades, bus routes, and is just a short distance from both Carshalton and Carshalton Beeches mainline stations with its excellent links into London. Open spaces including Carshalton Ponds and Village are also within easy access.



***NO CHAIN *3 Bedrooms * New carpets & blinds fitted 2024**
***Detached Garage to rear & Off Street Parking *Pretty Front & Rear Gardens**

Entrance Hall

Storage cupboard, doors leading to:

Bedroom 1 - 15' 7" x 9' 9" (4.75m x 2.97m)

Bay window, front aspect, fireplace

Bedroom 2 - 11' 2" x 9' 9" (3.40m x 2.97m)

Bay window, front aspect

Bedroom 3 - 9' 9" x 6' 11" (2.97m x 2.11m)

Side aspect

Reception Room - 13' 4" x 12' 5" (4.06m x 3.78m)

Rear aspect, fireplace, doors leading to lean to.

Lean to

Kitchen - 9' 9" x 8' 7" (2.97m x 2.61m)

Rear aspect, door to garden

Bathroom - 6' 3" x 6' 0" (1.90m x 1.83m)

Side aspect

Separate WC

Side aspect

Outside

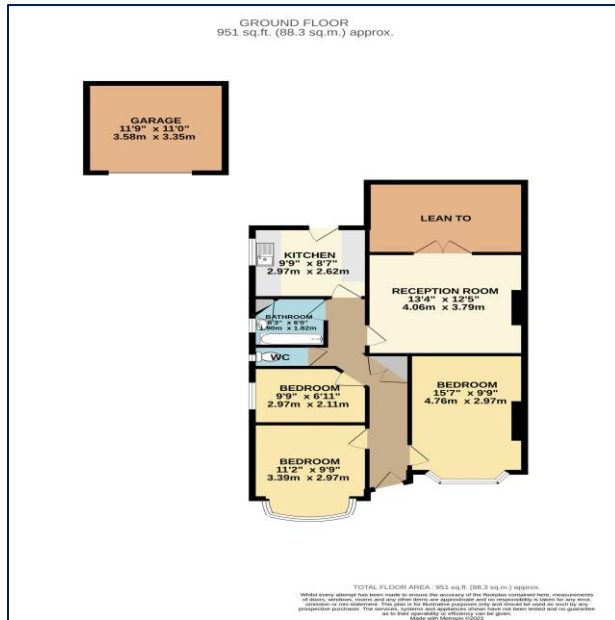
Large Rear Garden

Side access

Detached garage to rear - 11' 9" x 11' 0"
(3.58m x 3.35m)

Off Street parking to front





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



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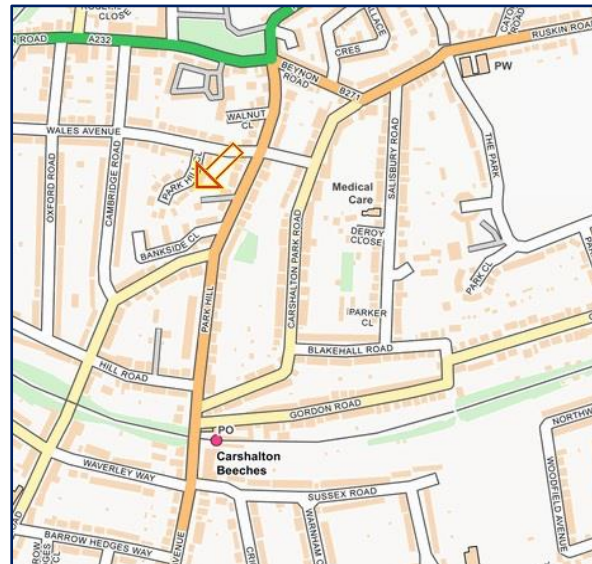


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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