



137 Stanley Park Road, Carshalton, SM5 3JJ



Guide price £795,000

**Cromwells**  
ESTATE AGENTS





# 137 Stanley Park Road, Carshalton, SM5 3JJ

\*Family sized accommodation with a separate annex - OVER 2600 sq ft\* Watson Homes are delighted to offer this hugely extended and improved 3/4 bedroom detached chalet-style bungalow, which also incorporates a self contained one bedroom ground floor annex. A quirky and characterful property located close to several excellent local schools, the main body of the building is a sizable family residence, featuring a 25 ft x 15 ft lounge/dining room, the most sumptuous "orangery style" conservatory (with underfloor heating & air conditioning, as it is south facing!) and a large kitchen/breakfast room on the ground floor, with three spacious bedrooms, a study/bed 4 & two bathrooms on the first floor. But, in addition, to this, the front section of the ground floor has been converted into an independent one bedroom residence - which would be ideal for an elderly relative, nanny or as a rental investment. Although this area could easily be reconfigured back into the main property, the accommodation in the annex currently comprises a good size lounge, a double bedroom, a shower room and an extremely generous kitchen/breakfast room. Externally, there is a substantial area of off street parking to the front - which could house several vehicles - whilst to the rear, the garden extends some 90 ft comprising a sizable rear terrace and well maintained lawns. Enjoying a sunny southerly aspect, the garden would be a wonderful summer asset. Carshalton Beeches BR station is less than a 10 minutes walk away (0.5 miles), Barrow Hedges Primary is also 0.5 miles away, whilst Stanley Park Junior School is a 3 minute walk from the front door.

## Accommodation

Obscure UPVC double glazed front door to

Large entrance porch, tiled flooring and access to downstairs WC

Part glazed wooden door to

Spacious entrance hall

Obscure UPVC double glazed window to side aspect, wood flooring, large storage cupboard, double panel radiator, coved ceiling.

## Kitchen

Range of fitted wood, more units with matching cupboards and drawers below, rolltop worksurfaces within inlaid 1 & 1/2 bowl sink and chrome mixer tap, space for gas range cooker, space and plumbing for dishwasher, space for American style fridge/freezer, double panel radiator, tiled flooring, UPVC double glazed windows to side and rear aspects, coved ceiling, stairs to computer room/study.

## Lounge/diner

UPVC double glazed windows to front and rear aspects, wood flooring, two double panel radiators, gas fireplace with solid surround, coved ceiling, bi folding doors to

## Conservatory

Tiled flooring, wall mounted heater, UPVC double glazed windows to side and rear aspects and double doors to garden.

## Second lounge/Annex room

UPVC double glazed window to side aspect, wood flooring, fireplace with solid surround, double panel radiator, coved ceiling.

## Inner hallway

Wood flooring, large storage cupboards, double panel radiator, UPVC double glazed door to side aspect, coved ceiling.

## Kitchen/breakfast room

Range of fitted with a more units with matching cupboards and drawers below, granite effect rolltop worksurfaces with inlaid 1 & 1/2 bowl sink and chrome mixer tap, inset gas hob with a oven/grill below and extractor fan above, space for tall standing fridge/freezer, integrated dishwasher, space and plumbing for washing machine and tumble dryer, tiled flooring, tiled splashback, UPVC double glazed windows to front and side aspects, breakfast bar, double panel radiator.

## Bedroom

UPVC double glazed window to side aspect, double panel radiator, coved ceiling.

## Downstairs shower room

Consisting of tiled cubicle with thermostatic shower and sliding screen, vanity unit with wash hand basin and chrome taps, low-level flush WC, single panel radiator, tiled flooring, tiled walls, coved ceiling, obscure double glazed window to side aspect.

## Stairs to 1st floor landing

## Main bedroom

Large UPVC double glazed leaded light window to front aspect, two double panel radiators, eaves storage.

## Ensuite bathroom,

Comprising panel enclosed bath with chrome mixer tap, pedestal wash handbasin with chrome mixer tap, low-level pushbutton flush WC, part tiled walls, tiled flooring with underfloor heating, large, Velux window to side, extractor fan.

## Bedroom two

Velux window to rear aspect and window at side, double panel radiator.

## Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, eaves storage.

## Shower room

Consisting of tiled cubicle with thermostatic shower, Velux window at side, tiled flooring, single panel radiator.

## Separate WC

Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, single panel radiator, eaves storage, Velux window at side.

Rear garden approximately 90ft (South facing) Large paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, two garden sheds, wooden bar/entertaining area, side access, fence enclosed, outside power, supply, outside tap.

## Front

Electric charging port and off street parking for several cars.











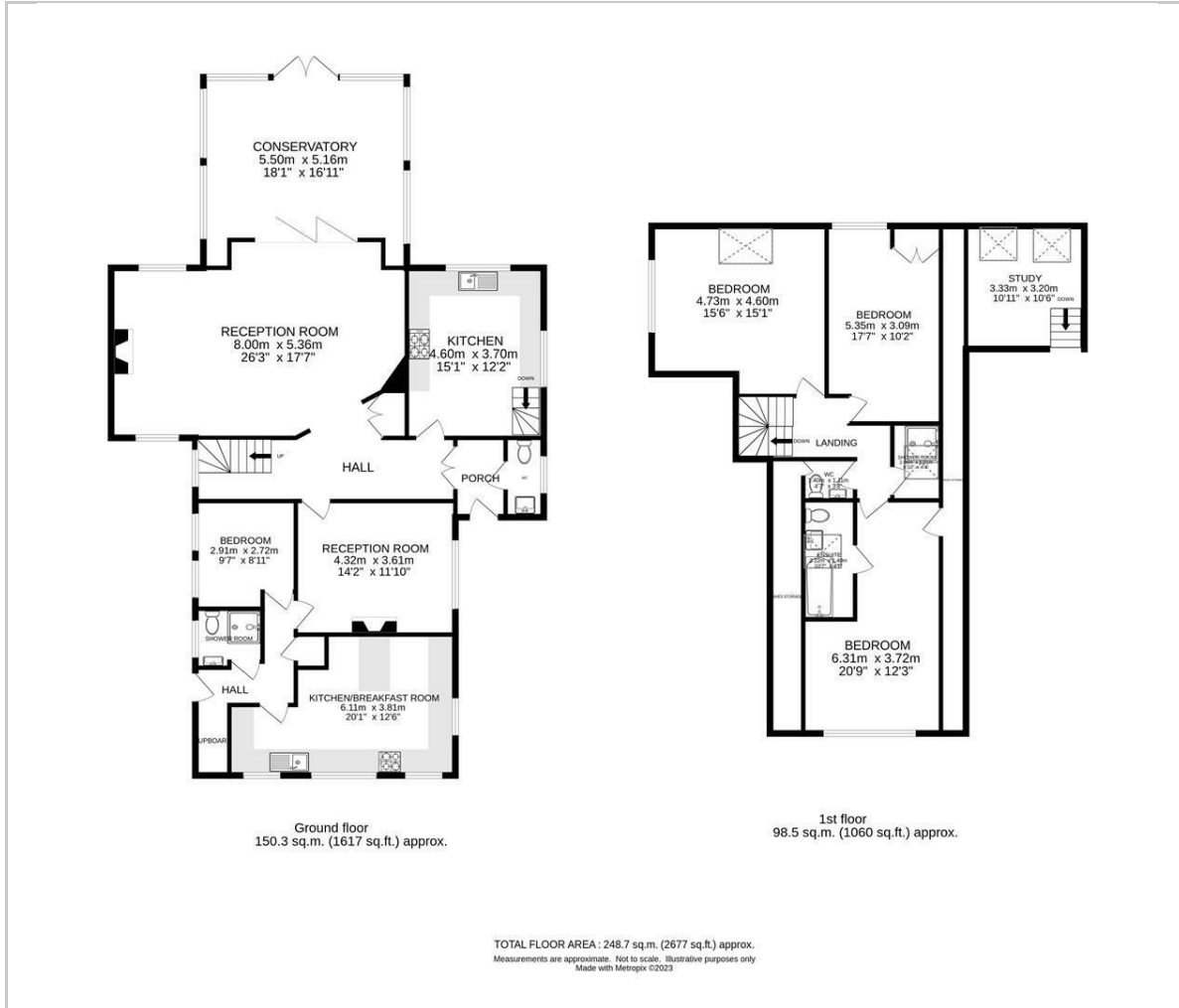








## Floor Plan

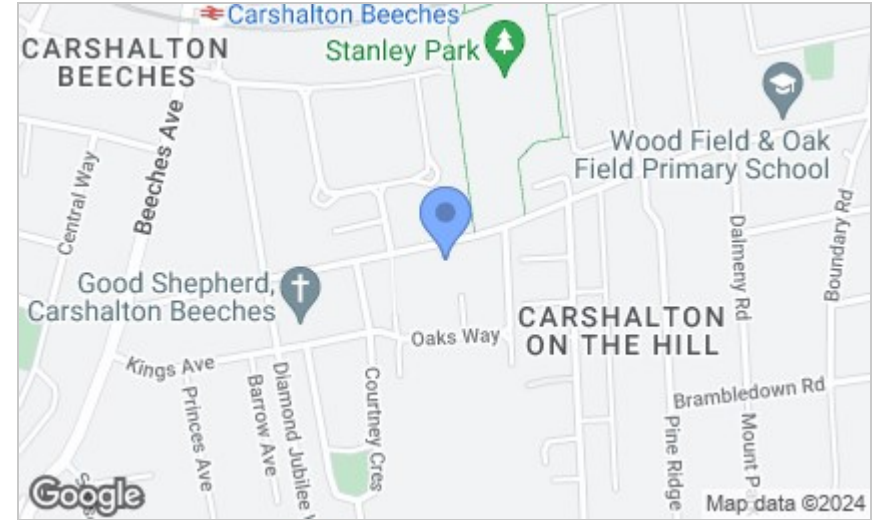


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

