



73 Nightingale Road, Carshalton, SM5 2DQ



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Guide price £620,000

Cromwells  
ESTATE AGENTS



# 73 Nightingale Road, Carshalton, SM5 2DQ

\*NO CHAIN\* Cromwells Wallington are pleased to present this superbly presented four bedroom extended family home, situated in a highly sought after residential road in Carshalton. The property offers spacious accommodation across three floors and is beautifully presented throughout. On the ground floor you will find two reception rooms with cast iron feature fireplaces creating nice focal points in the rooms, a conservatory and a bright and modern kitchen with plenty of storage. On the first floor there are three well proportioned bedrooms and a luxury family bathroom with shower cubicle and bath. The loft has been converted to create a lovely fourth bedroom with en-suite shower room. Outside the property there is a well maintained rear garden with a detached double garage, plus a paved driveway at the front providing off street parking.

This wonderful home must be viewed to appreciate the size and space it has to offer. It is excellently located for transport links, with both Carshalton and Hackbridge train stations within easy reach. The Grove Park offers local green space to enjoy, together with Carshalton Village and all the amenities it has to offer.

## Accommodation

Part glazed entrance porch, quarry tiled step, original stained glass wooden front door to..

### Spacious Entrance Hall

Stripped floorboards, double panel radiator, plate rack, dado rail, large under stairs storage cupboard, wall mounted thermostat.

### Lounge

Double glazed bay window to front aspect, double panel radiator, feature cast iron fireplace, picture rail, dado rail, coved ceiling and ceiling rose, stripped floorboards.

### Dining Room

Double glazed windows and double doors to rear aspect, stripped floorboards, double panel radiator, picture rail, dado rail, coved ceiling, feature cast iron fireplace.

### Kitchen

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and chrome mixer tap, inset induction hob with extractor fan above and oven/grill at side, space for tall standing fridge/freezer, space and plumbing for dishwasher, washing machine and tumble dryer, tiled splash back, wall mounted “Worcester” boiler, slate tiled flooring, UPVC double glazed window to rear aspect and door to side, double panel radiator.

### Conservatory

UPVC double glazed windows to side and rear aspects and double doors to garden, double glazed roof, slate tiled flooring.

### Stairs to 1st floor landing

### Bedroom Two

Double glazed window to front aspect, single panel radiator, stripped floorboards, dado rail, picture rail, coved ceiling.

### Bedroom Three

Double glazed window to rear aspect, double panel radiator, dado rail, picture rail, coved ceiling, stripped floorboards.

### Bedroom Four

Double glazed window to front aspect, double panel radiator, dado rail, picture rail, coved ceiling, stripped floorboards.

### Bathroom

Luxury four piece suite, comprising panel enclosed bath with Victorian style, chrome mixer tap and hand attachment, vanity unit with wash hand basin and chrome taps with storage cupboards below, tiled cubicle with thermostatic “Aqualisa” shower, low-level push button flush WC, heated chrome towel rail and radiator, stripped floorboards, picture rail, extractor fan, coved ceiling, obscure UPVC double glazed windows to rear aspect.

### Stairs to 2nd floor landing

### Main Bedroom

Double glazed window to rear aspect and 'Velux' windows at front, built in wardrobe and eaves storage double panel radiator, coved ceiling.

### Ensuite Shower Room

Consisting of tiled cubicle with 9kw 'Mira' electric mains fed shower, large wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, wood flooring, coved ceiling, extractor fan, obscure double glazed window to rear aspect.

### Rear Garden – approximately 60ft

Paved patio area with footpath to rear, mainly laid to lawn with mature shrubs and flowerbeds bordering, three garden sheds, rear access, outside tap (cold & hot water supply)

### Detached Garage

Double doors at rear.

### Front

Block paved driveway providing off street parking.

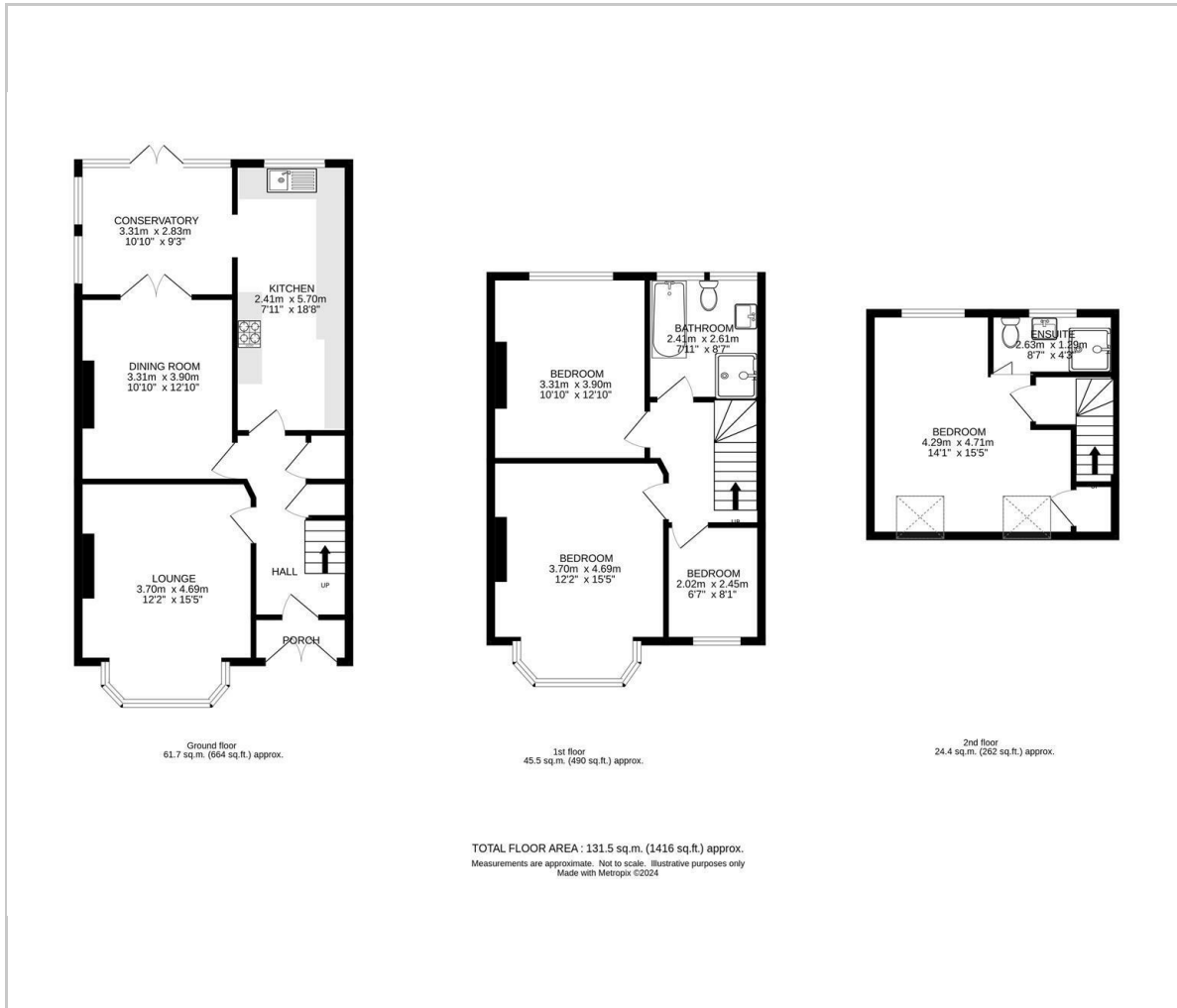








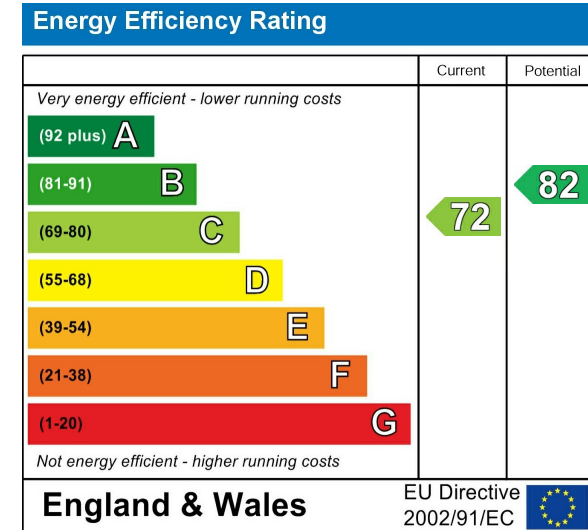
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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