



28 Boundary Road, Carshalton, SM5 3HG



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Offers over £700,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this CHAIN FREE, spacious five bedroom semi detached family home. The property offers a wealth of accommodation including a spacious kitchen/diner, two en-suite bathrooms, a pretty rear garden and ample off street parking.

Boundary Road is situated roughly equidistant between Wallington and Carshalton Beeches stations and within easy reach of the areas renowned grammar schools.

Accommodation
Obscure double glazed entrance porch
Obscure double glazed front door to..

Spacious entrance hall
Obscure double glazed windows to front aspect, covered radiator, under stairs storage cupboard, wall mounted digital thermostat.

Lounge
Double glazed leaded light bay window to front aspect, gas fireplace with solid surround, double panel radiator, wood laminate flooring.

Dining room
Double glazed leaded light windows and door to rear aspect and feature stained glass window to side, two covered radiators, open fireplace with stone surround, door leading to..

Kitchen/breakfast room
Range fitted wooden wall units with matching cupboards and drawers below, roll top works surfaces with inlaid stainless steel sink and chrome mixer tap, space for fridge/freezer, space for cooker, large cupboard and further spacious storage area, double panel radiator, tiled flooring, cupboard housing boiler.

Utility room
Sheltered utility area with storage cupboard, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, obscured glazed wooden door to rear aspect.

Conservatory
UPVC double glazed windows to side and rear aspects and door leading to garden, tiled flooring.

Study/bedroom
UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring.

Ensuite shower
Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level bidet with chrome mixer tap, low-level flush WC, tiled flooring, tiled walls, heated chrome towel rail, wall mounted heater.

Stairs to 1st floor landing
Loft access

Bedroom one
Double glazed leaded light bay window to front aspect, double panel radiator, fitted wardrobes and dressing table.

Bedroom two
Double glazed leaded light window to rear aspect, fitted wardrobes and dressing table, single panel radiator.

Bedroom three
Double glazed leaded light window to front aspect, double panel radiator.

Ensuite bathroom
Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC, wood effect flooring, wall mounted heater, obscure glazed window to rear aspect.

Bedroom four
Double glazed leaded light window to front aspect, single panel radiator.

Bathroom
Comprising panel enclosed bath with Victorian style mixer tap and shower attachment, tiled cubicle with thermostatic shower, low-level bidet, low-level flush WC, pedestal wash hand basin with mixer tap, tiled flooring, double panel radiator, stained glass windows to side and rear aspects, shaver point.

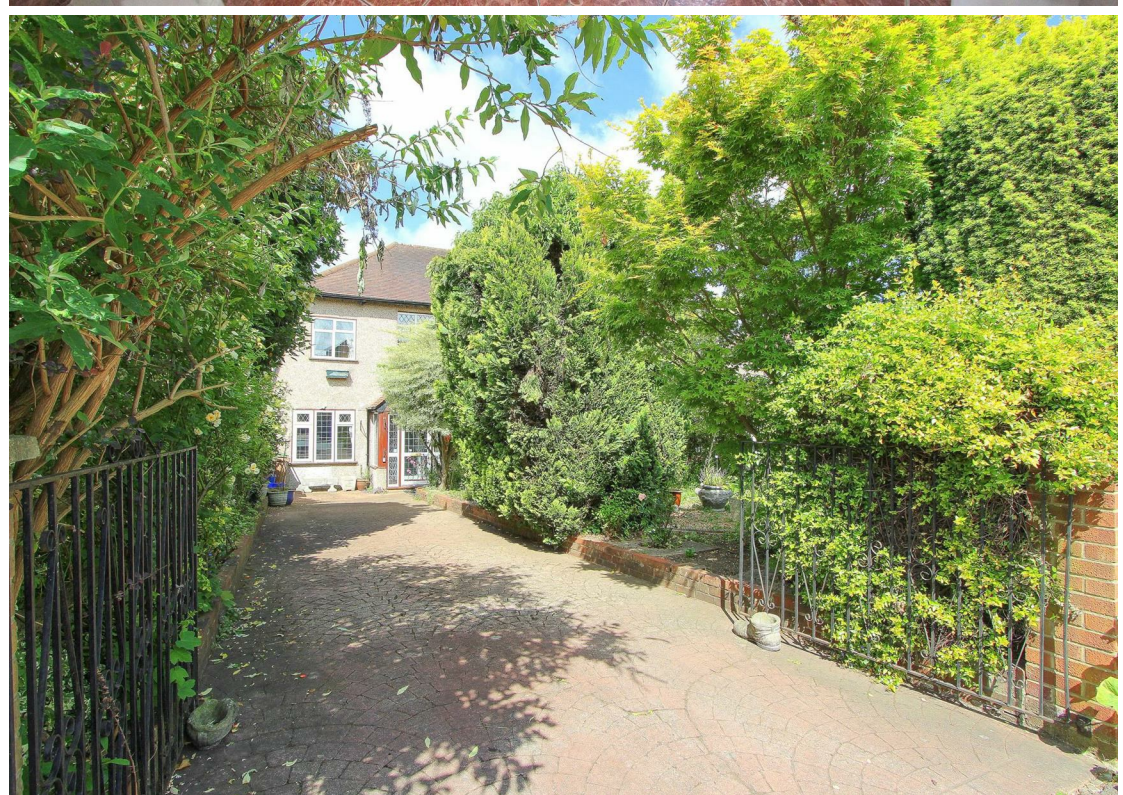
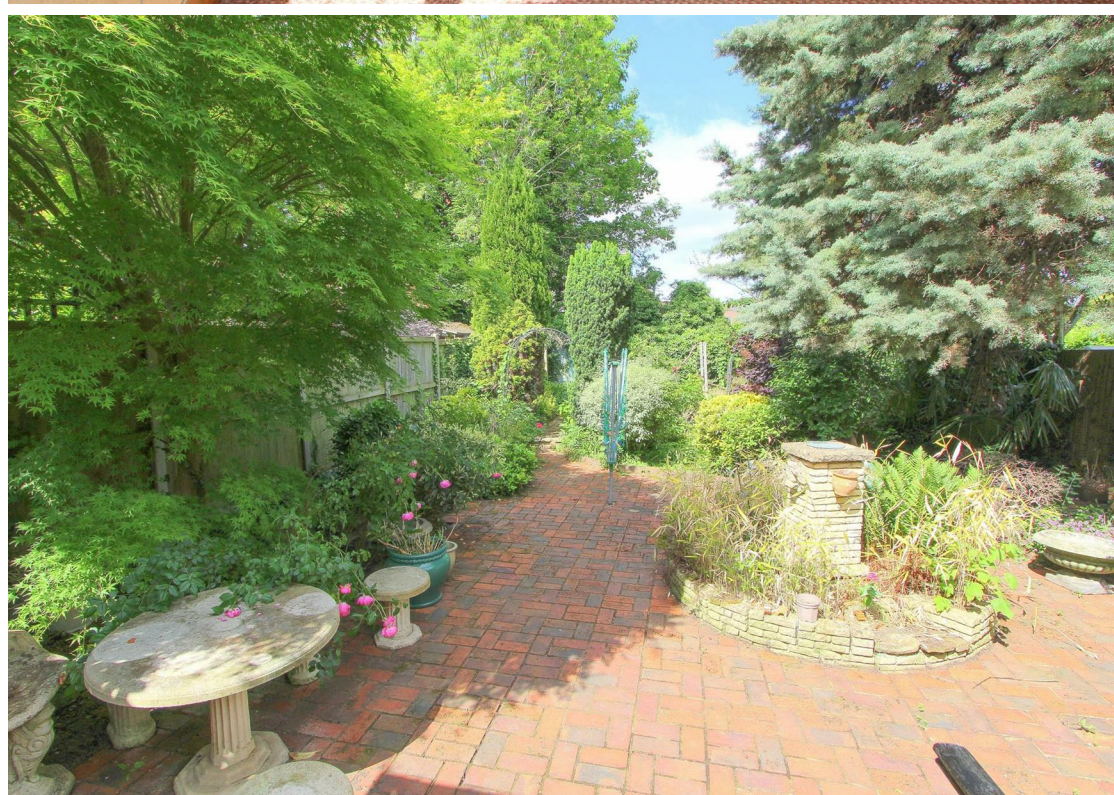
Rear garden (Westerly aspect)
Approximately 100ft
Large block paved patio area with footpath leading to rear, an abundance of plants, flowers and fruit trees bordering, garden shed, fence enclosed.

Front
Paved driveway providing off street parking for three vehicles, outside tap, brick wall border with shrubs plants, and flowers at side, gates at front.

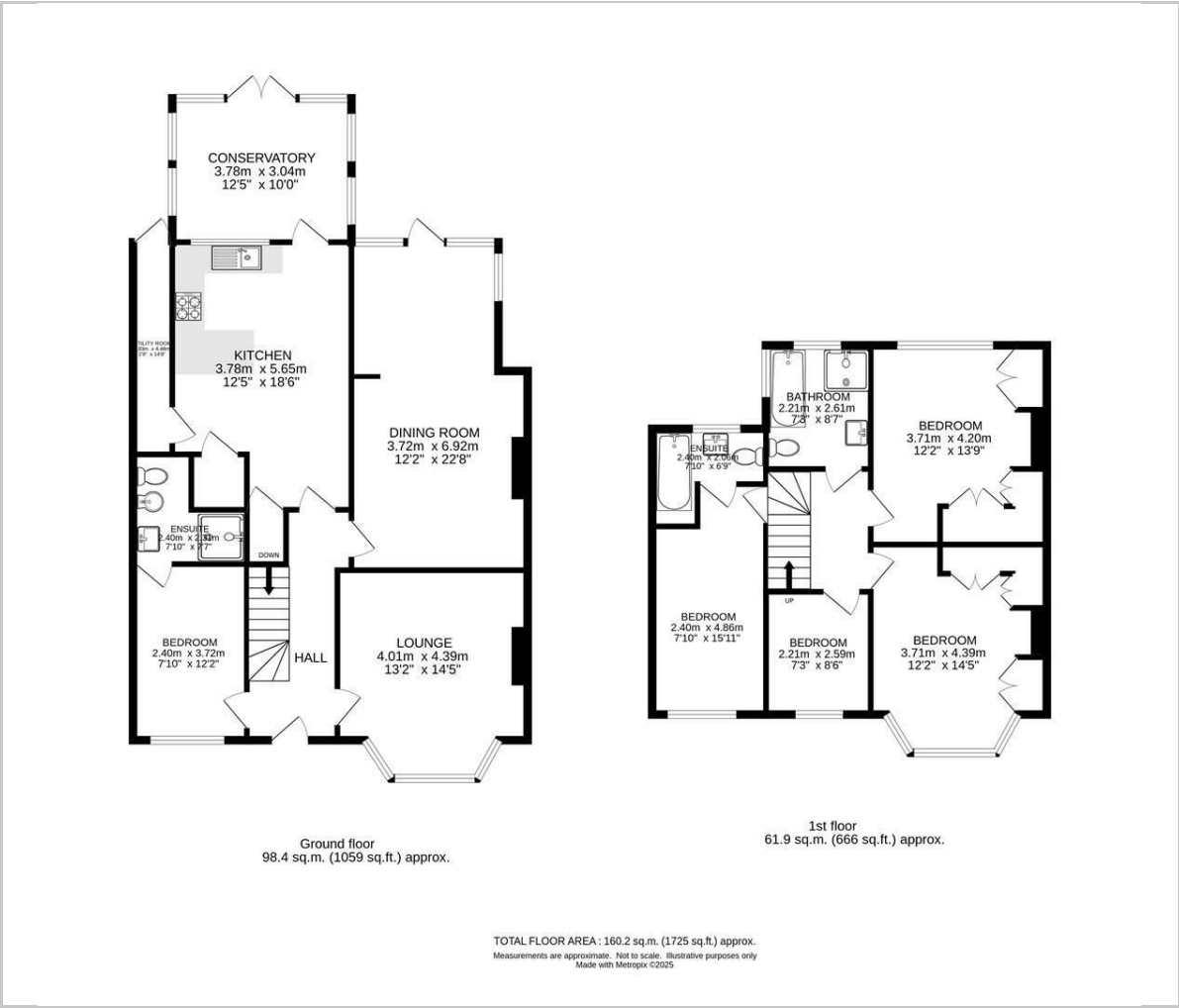








Floor Plan



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

