



7 The Park, Carshalton, Surrey, SM5 3BY

Offers over £900,000



WH WATSON HOMES
Estate Agents

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Location, Location, Location! Positioned directly opposite Carshalton Park, Watson Homes are delighted to offer this outstanding, four bedroom extended family home. The property offers spacious open plan living to the ground floor as well as panoramic views to the front of Carshalton Park - affording exceptional views of Carshalton's famed bonfire night celebrations.

The Park is ideally located for Carshalton, Wallington and Sutton town centres and for the excellent local schools. Carshalton and Carshalton Beeches stations are also within a short walking distance.

Accommodation

UPVC double glazed entrance porch, tiled flooring, part glazed wooden front door to..

Spacious entrance hall

Tiled flooring, single panel radiator, coved ceiling, under stairs storage cupboard, wall mounted "Hive" heating control.

Lounge

UPVC double glazed window to front aspect with views over Carshalton Park, oak flooring, feature gas lit fire with wooden mantle piece, coved ceiling, single panel radiator.

Open plan lounge/diner/kitchen

UPVC double glaze window and three Velux windows to rear aspect with French doors leading to garden, tiled flooring, two double panel radiators, large storage cupboard.

Kitchen area

Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, space and plumbing for dishwasher, integrated fridge, tiled flooring, double panel radiator.

Utility room

Range of fitted wooden wall units with matching cupboards and drawers below, space for oven/grill, roll top work surfaces with stainless steel sink and chrome mixer tap, large pull-out storage cupboards, space for American style fridge/freezer, space and plumbing for washing machine, wall mounted boiler, tiled flooring, extractor fan, two double panel radiators, Velux window to rear aspect and French doors leading to garden and access to garage.

Downstairs shower room.

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, coved ceiling.

Bedroom two

UPVC double glazed bay window to front aspect with views over Carshalton Park, double panel radiator, wood flooring, coved ceiling, fitted wardrobes

Bedroom three

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

Bedroom four

UPVC double glazed window to front aspect with views over Carshalton Park, single panel radiator, ceiling, wood flooring.

Bathroom

Comprising clawfoot roll top bath tub with Victorian style chrome mixer tap and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, tiled flooring, part tiled walls, heated chrome towel rail, obscure UPVC double glazed windows to side and rear aspects, cupboard housing mega flow water system.

Stairs to 2nd floor

Main Bedroom

2 Velux windows to front aspect with views over Carshalton Park, feature skylight, UPVC double glazed window to rear aspect, two double panel radiators, eaves storage.

En suite shower

Consisting of tiled cubicle with thermostatic shower, wash hand basin with the chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, double glazed window to rear aspect.

Rear garden – Approximately 150ft (West facing)

Large paved patio area leading to lawn section with mature shrubs bordering, rear play area and large garden shed, storage shed, fence enclosed.

Garage at side

Double open doors at front.

Front

Gravelled driveway providing off street parking with flower beds at brick wall borders.

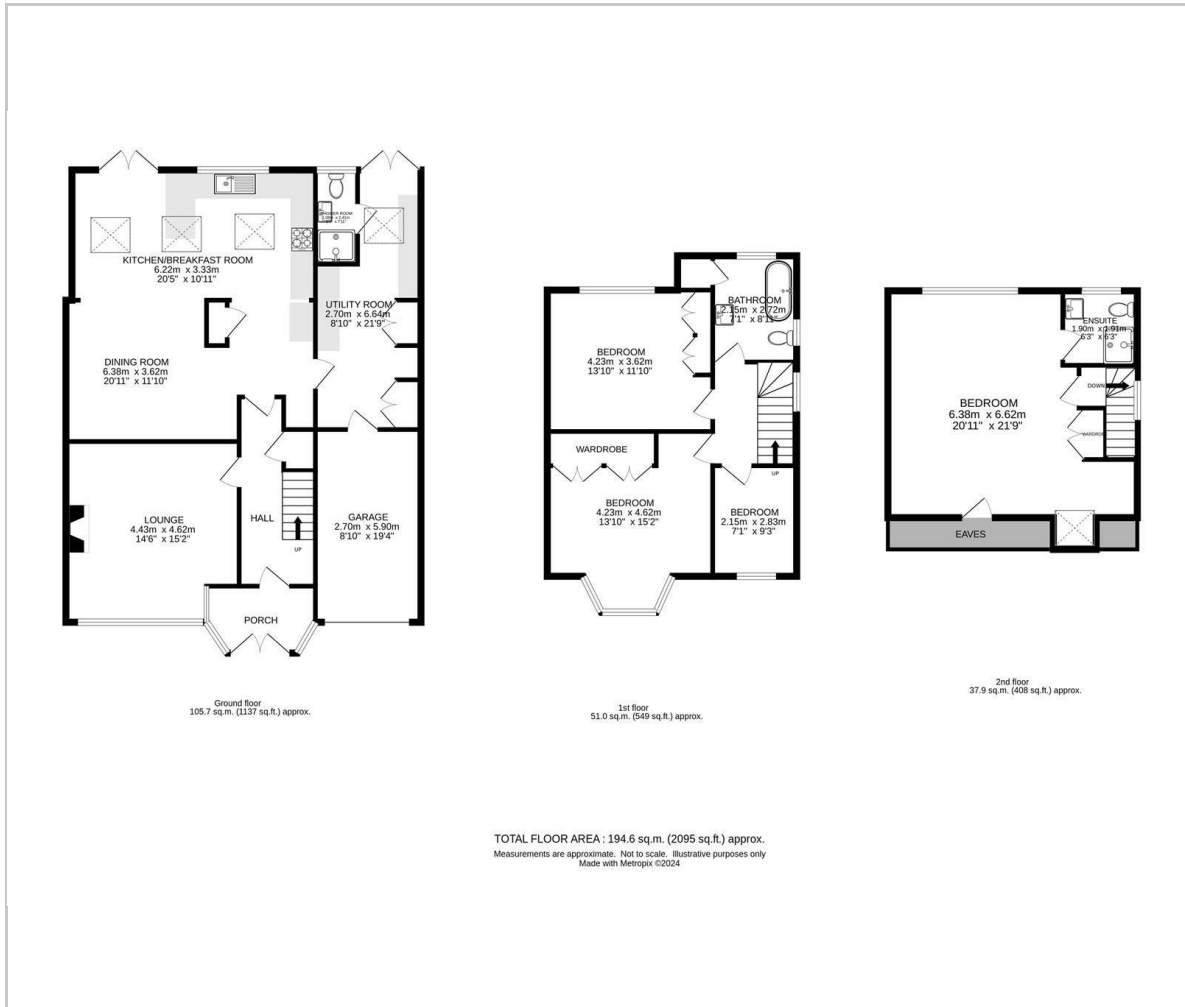




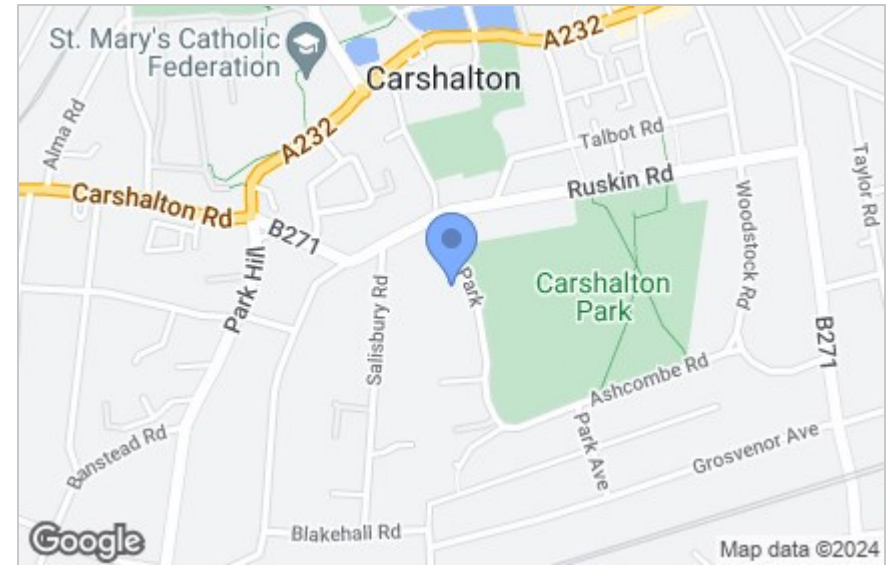




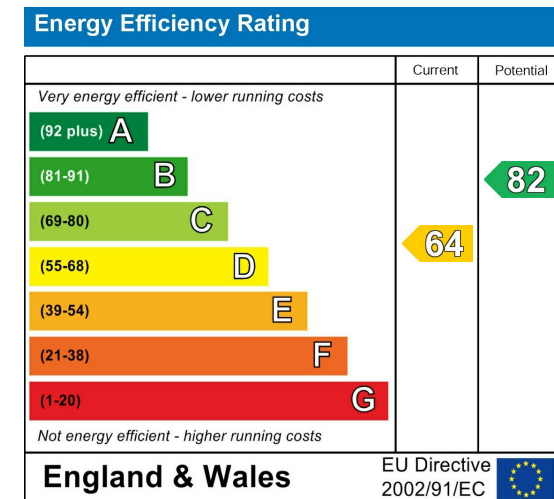
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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