



41 Dale Park Avenue, Carshalton, SM5 2ES

Offers over £550,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this immaculately presented 3 bedroom end of terrace family home. Situated in a sought-after quiet road close to the picturesque Wandle trail, this property benefits from easy access to Carshalton Village with it's large variety of shops, cafes and other amenities within easy walking distance.

Dale Park Avenue is superbly located for good schools and transport links into London, with both Carshalton and Hackbridge train stations within easy reach. The Grove, Wilderness Island and Beddington Park offer local green spaces to enjoy, with the property also benefiting from the Dale Park recreation ground and children's play area.

Accommodation

Double glazed door to..

Entrance porch

Built in shoe storage

UPVC double glazed windows to side and front aspects, obscure UPVC double glazed front door to..

Entrance hall

Understairs storage cupboard, coved ceiling, single panel radiator.

Lounge

UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, open fireplace with log burner (dual fuel), coved ceiling.

Dining area

UPVC double glazed windows and doors to rear aspect, double panel radiator, coved ceiling, bespoke fitted cupboards, and shelving.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with laid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inset hob with oven/grill below and extractor fan above, breakfast bar area, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring, tiled splashback, UPVC double glazed window and door to rear aspect, cupboard housing "Worcester" combination boiler.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, coved ceiling, loft access with pull down ladder (partially boarded).

Bedroom one

UPVC double glazed window to front aspect, fitted plantation shutters, double panel

radiator, picture rail, fitted wardrobes and drawers.

Bedroom two

UPVC double glazed window to rear aspect, fitted plantation shutters, single panel radiator, picture rail, fitted wardrobes

Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, single panel radiator.

Bathroom

Luxury modern suite comprising panel enclosed bathroom with chrome mixer tap and fitted shower, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel rail, slate tiled flooring, tiled walls, obscure UPVC double glazed window window to rear aspect, wall mounted mirrored cabinet with motion sensor light plus shaver socket.

Garden – East facing approximately 60ft

Paved patio area and block paved footpath to rear, water feature, mature shrubs and hedges bordering, apple tree, brick wall and fence enclosed, side access, outside water and power supply, electrical awning, rear access.

Detached Outhouse (former garage)

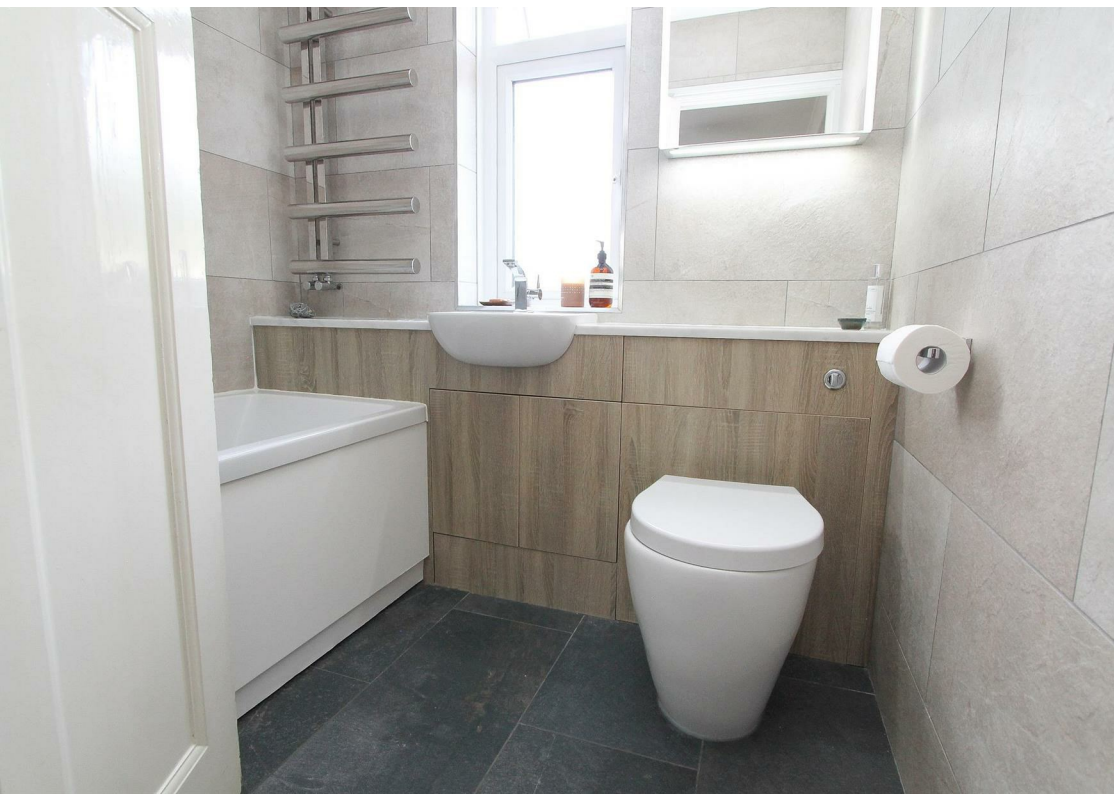
Currently used as storage area.

Front

Block paved driveway providing off street parking.

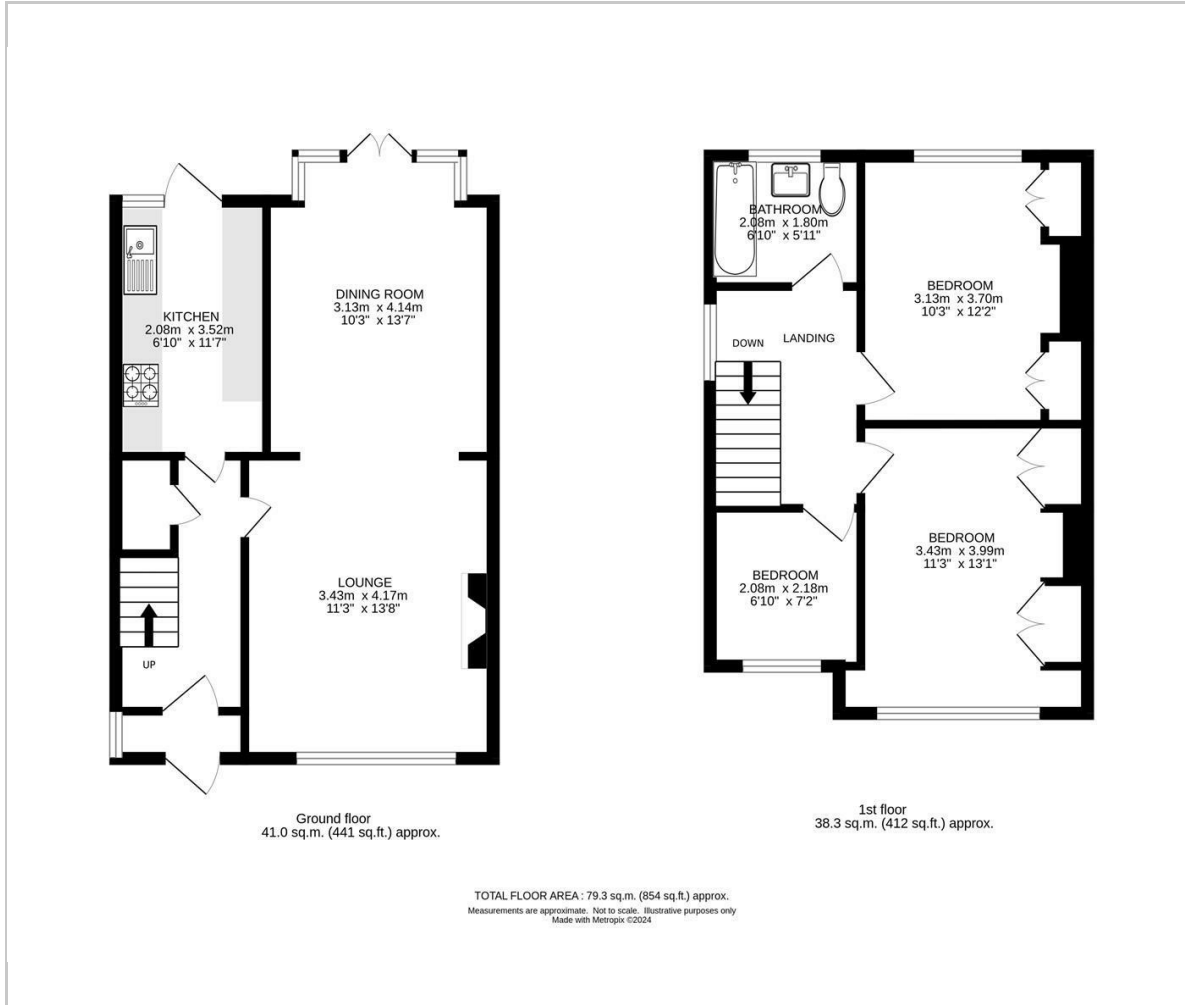








Floor Plan

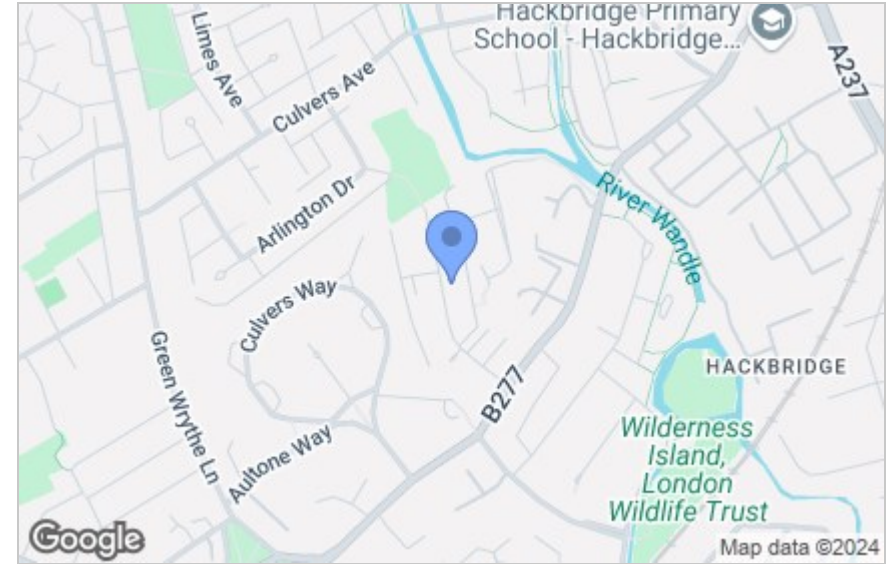


Viewing

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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Area Map



Energy Efficiency Graph

