



Flat 1, 30 Park Hill, Carshalton Beeches, SM5 3RU



£470,000

**WH WATSON HOMES**  
Estate Agents

## 30 Park Hill

### Carshalton Beeches, SM5 3RU

**VENDOR SUITED - STUNNING PERIOD PROPERTY -OVER 102 SQUARE METRES INCLUDES FREEHOLD FOR THE WHOLE BUILDING**

Watson Homes are delighted to offer this exceptional freehold property( sold with the freehold of the whole building ) presenting a unique opportunity for those seeking a spacious and charming home in a desirable location. This large two double bedroom period conversion occupies the entire ground floor, providing a generous living space that is both inviting and functional.

Upon entering, you are greeted by an impressive 29ft lounge/diner, perfect for entertaining guests or enjoying quiet evenings at home. The property also boasts a delightful conservatory, which floods the space with natural light and offers a lovely view of the large private garden. The well-appointed en- suite shower room adds a touch of luxury, while the additional cellar provides ample storage options.

The location is particularly advantageous, being in close proximity to many highly regarded primary and secondary schools, making it ideal for families. Furthermore, both Carshalton and Carshalton Beeches stations are within easy reach, ensuring excellent transport links for commuters.

For those with vehicles, the property offers off-street parking for up to four cars, a rare find in such a sought-after area. The combination of space, character, and convenience makes this property a truly remarkable find. Whether you are looking to settle down or invest, this home is sure to impress. Do not miss the chance to make this splendid property your own.





## Accommodation

Communal Hallway

Entrance Hall

Open Plan Living Dining Room

Radiators, laminate flooring, window to rear aspect

Conservatory

Double glazed conservatory with tile flooring and French doors opening out to garden

Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl sink with chrome mixer tap, integrated oven and gas hob, space for fridge freezer, slimline dishwasher, washing machine and tumble dryer, tiled splashback, double glazed window to rear aspect, double glazed obscure window to side aspect,

Inner Hallway

Door to cellar

Bathroom

Corner bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, WC, extractor fan, heated chrome towel rail, vinyl flooring, tiled walls, obscure window to side aspect.

Bedroom One

Double glazed sash windows to front aspect, radiator, laminate flooring

Ensuite Shower Room

Corner shower cubicle with sliding door, thermostatic shower, pedestal wash hand basin with chrome mixer tap, WC, radiator, part tiled walls, extractor fan, laminate flooring, obscure window to side aspect.

Bedroom Two

Radiator, laminate flooring, window to side aspect, built in cupboard.

Outside

Driveway providing off street parking

Rear Garden

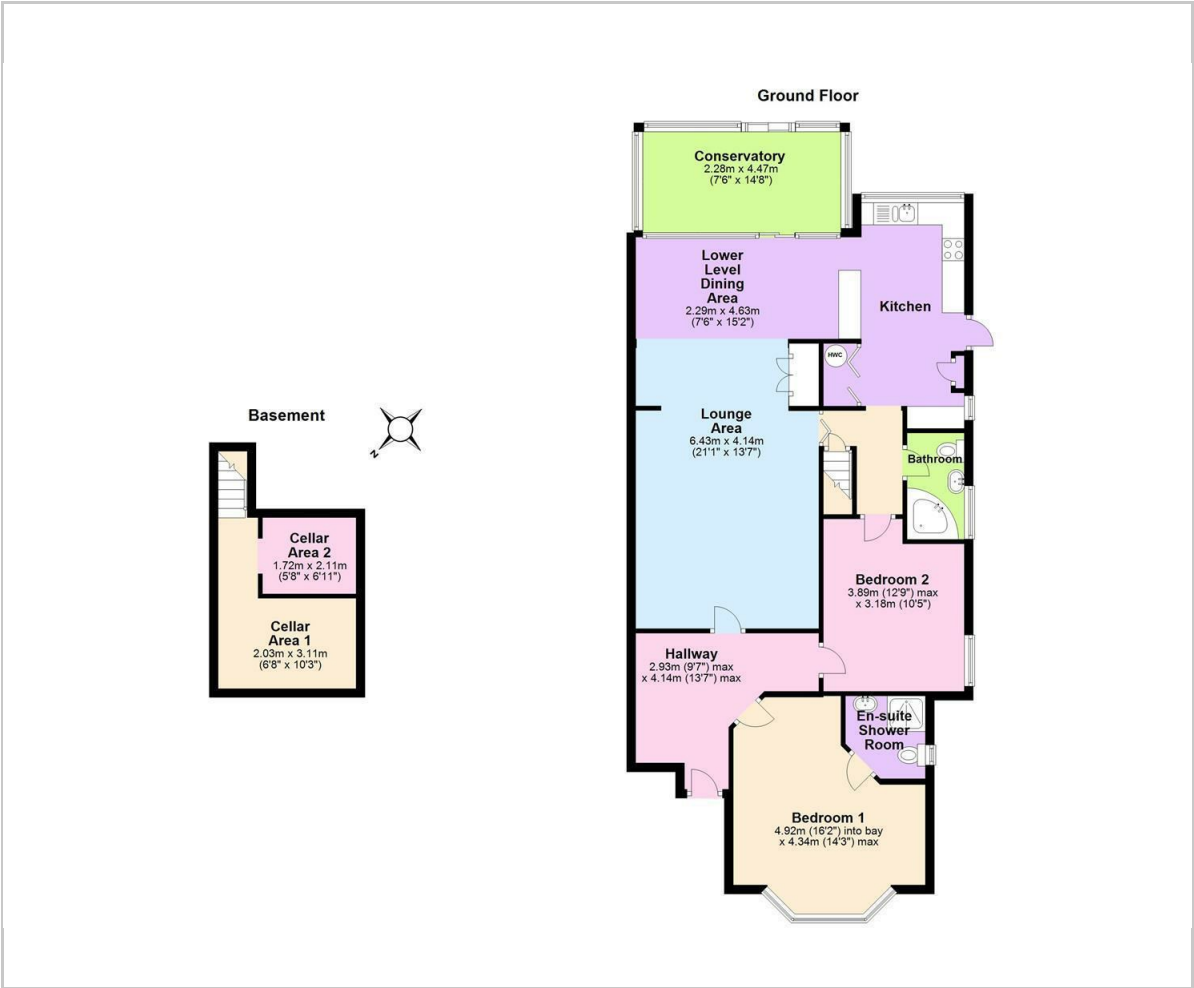
Private large garden mainly laid to lawn, patio area, shed, gate with side access.



## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

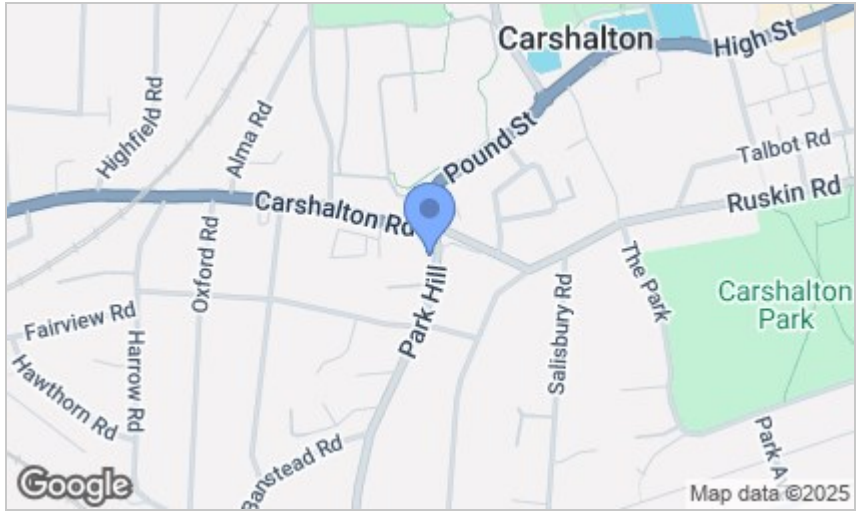


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

