



66 Carshalton Park Road, Carshalton, SM5 3SS

Guide price £1,000,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to present this charming, detached family residence featuring five generously sized double bedrooms. Bursting with character, the property boasts an impressive 18ft kitchen/breakfast room, three spacious reception rooms, a ground-floor shower room, a detached log cabin, and ample off-street parking.

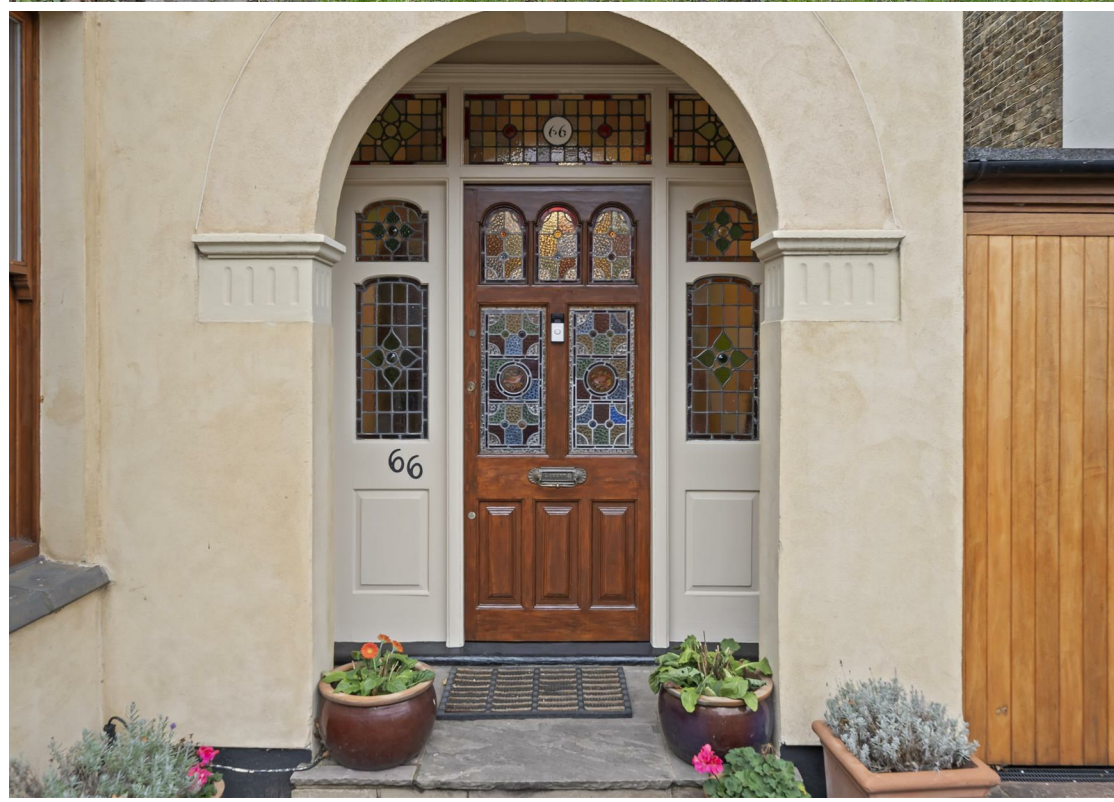
Ideally situated for local amenities and transport, this home is just a short walk from both Carshalton Village and Carshalton Beeches, which offer an excellent selection of shops, cafes, and access to green spaces such as Carshalton Park and Grove Park. Both Carshalton and Carshalton Beeches mainline train stations are also within easy reach, providing direct links to central London in approximately 30 minutes. Numerous bus services connect the area to Sutton, Wallington, Morden, and Croydon. Families will appreciate proximity to several reputable schools, including St Philomena’s, St Mary’s RC Primary School, and All Saints C of E Primary School.

Accommodation	
Entrance Porch	Bedroom Four
	Cast iron fireplace, radiator, wood flooring, window to rear aspect.
Entrance Hall	Bedroom Five
Ornate stained glass front door, radiator, decorative tiled flooring, under stairs storage cupboard.	Radiator, wood flooring, window to rear aspect.
Dining Room	Bathroom
Feature cast iron fireplace, radiator, double glazed sash windows to front aspect, wood flooring.	Freestanding bath tub with chrome taps, WC, pedestal wash handbasin with chrome tap, part tiled walls, laminate flooring, window to front aspect.
Living Room	Outside
Feature cast iron fireplace, radiator, wood flooring.	
Kitchen Breakfast Room	Rear Garden
Range of wood fitted kitchen units and drawers, Quartz worktop with inlaid stainless steel sink and chrome mixer tap, integrated oven/grill, microwave and hob, integrated dishwasher, space for fridge freezer and washing machine, window to rear aspect, double doors opening out to garden.	Beautifully landscaped garden with large lawn area, borders with mature shrubs and flowers, patio with seating area, shed, rear patio.
Shower Room	Summer House
Modern tiled walk-in shower with rain showerhead and hand shower attachment, WC, wash hand basin, double glazed obscure window to side aspect.	With double doors opening out to garden, laminate flooring.
Stairs to 1st floor landing	Garage at side.
Bedroom One	
Cast iron fireplace, radiator, wood flooring, double glazed sash window to front aspect.	
Bedroom Two	
Cast iron fireplace, wood flooring, radiator, double glazed sash window to rear aspect, obscure window to side aspect.	
Bedroom Three	
Built in cupboard, cast iron fireplace, radiator, wood flooring, double glazed sash bay window to front aspect.	
	Paved driveway providing ample off street parking
	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.

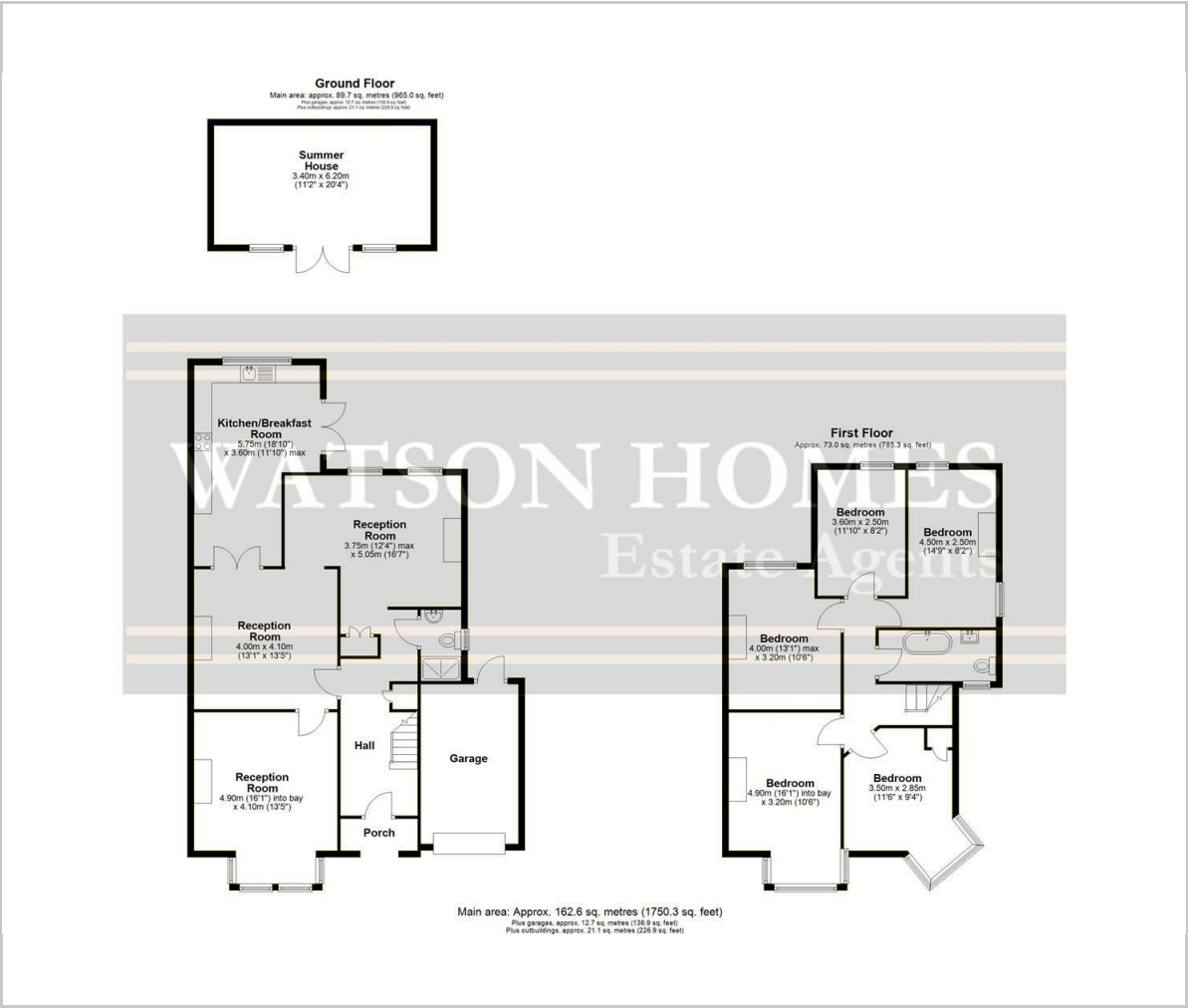








Floor Plan

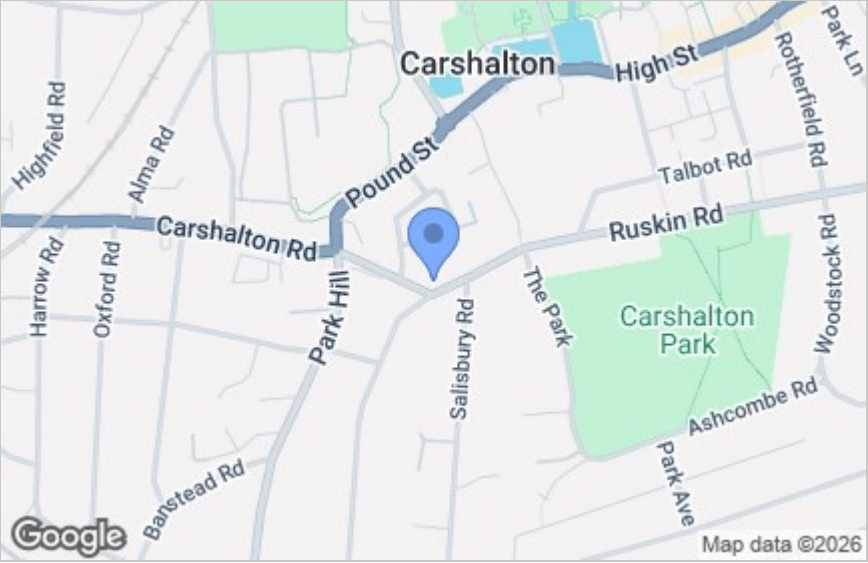


Viewing

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

