

27 Mount Park, Carshalton, SM5 4PR
£795,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Set on a generous plot within the prestigious Mount Park area of Carshalton, this beautifully presented three-bedroom semi-detached home combines charm, space, and exceptional future potential. Thoughtfully extended to the side, the ground floor now includes a practical utility room and shower room, complementing the two generous reception rooms and a bright, modern kitchen. A standout feature is the elegant conservatory, perfectly positioned to enjoy views over the private rear garden. Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom, with excellent natural light and storage throughout. This property offers clear scope for further development (STPP), as seen with neighbouring homes, and includes a garage, off-street parking, and side access. With its spacious layout, well-kept interiors, and potential to grow, this is an ideal home for families or anyone looking to put down long-term roots in a sought-after residential setting.



ROOMS

PORCH

ENTRANCE HALL

DINING ROOM 14' 10" x 13' 5" (4.52m x 4.09m)

SITTING ROOM 16' 1" x 11' 1" (4.9m x 3.38m)

CONSERVATORY 10' 6" x 9' 9" (3.2m x 2.97m)

KITCHEN 11' 5" x 8' 10" (3.48m x 2.69m)

SHOWER ROOM

UTILITY ROOM 6' 0" x 5' 5" (1.83m x 1.65m)

GARDEN 124' 10" x 42' 11" (38.05m x 13.08m)

GARAGE 16' 4" x 8' 6" (4.98m x 2.59m)

LANDING

BEDROOM 1 13' 8" x 12' 1" (4.17m x 3.68m)

BEDROOM 2 13' 0" x 12' 1" (3.96m x 3.68m)

BEDROOM 3 8' 7" x 8' 1" (2.62m x 2.46m)

BATHROOM

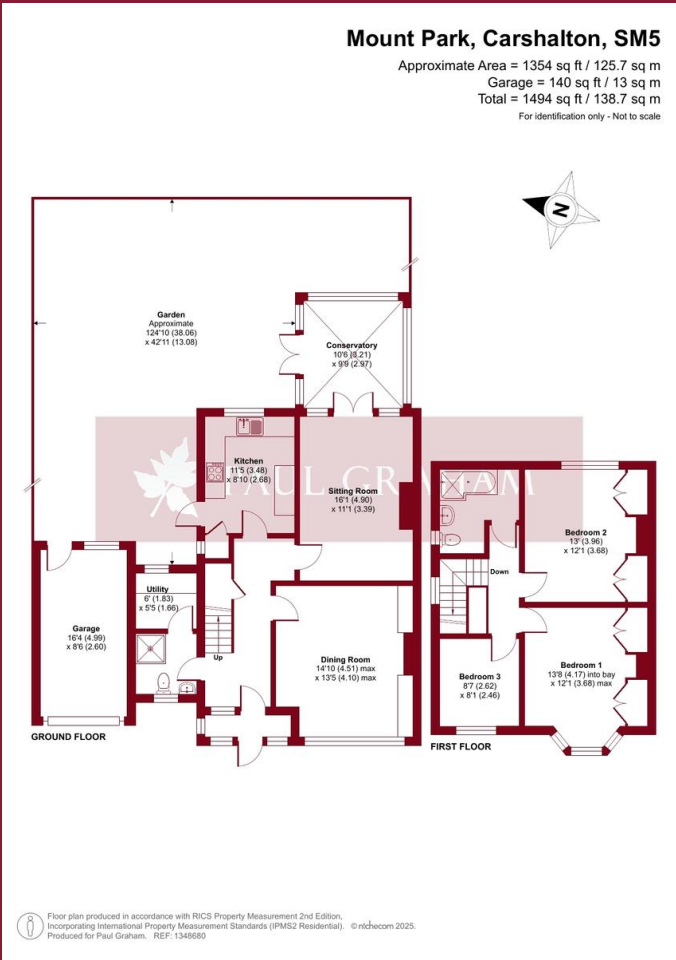
OFF-ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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