

4 Park Hill, Carshalton, SM5 3RU  
£900,000 - £950,000  
Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



## DESCRIPTION

This generous period home spans three floors and offers over 2,300 sq ft of flexible living space. The heart of the ground floor is a stunning open-plan kitchen, dining and breakfast area, complete with underfloor heating and bi-fold doors that open seamlessly to the private rear garden - perfect for entertaining and day-to-day family life. Two further reception rooms ensure flexibility, while a stylish shower / utility room on the ground floor adds practicality. Upstairs, you'll find five well-proportioned double bedrooms across two levels, alongside a modern family bathroom finished to a high specification. The layout is well suited to family life, offering a balance between communal and private spaces, and plenty of natural light throughout. Nestled within the Park Hill Conservation Area, this property enjoys one of Carshalton's most desirable settings. Positioned between Carshalton Village and Carshalton Beeches, residents benefit from excellent transport links into Central London via both stations, as well as convenient local bus routes.



## ROOMS

### PORCH

### ENTRANCE HALL

**SITTING ROOM** 19' 6" x 17' 3" (5.94m x 5.26m)

**RECEPTION ROOM** 17' 5" x 12' 10" (5.31m x 3.91m)

**UTILITY ROOM** 11' 10" x 11' 10" (3.61m x 3.61m)

**KITCHEN/DINING ROOM** 25' 11" x 23' 7" (7.9m x 7.19m)

### GARDEN

**BEDROOM 1** 17' 3" x 14' 6" (5.26m x 4.42m)

**BEDROOM 2** 13' 6" x 12' 10" (4.11m x 3.91m)

**BEDROOM 3** 11' 11" x 11' 8" (3.63m x 3.56m)

**BEDROOM 4** 12' 2" x 9' 7" (3.71m x 2.92m)

### BATHROOM

**BEDROOM 5** 12' 2" x 12' 1" (3.71m x 3.68m)

### OFF ROAD PARKING



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	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.

## WALLINGTON

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