



Price
£500,000

Freehold

3x  1x  2x 

**Park Hill Close,
Carshalton, Surrey, SM5**

cubitt & west
Helping you move forwards



Main features

- Versatile family living over three floors
- Family bathroom plus additional ground floor cloakroom
- Off-street parking plus garage
- Situated in a quiet cul-de sac
- Close to local schools including St. Philomena's High School for Girls and St. Mary's Junior School
- Carshalton High School for Girls is within easy reach
- Choice of mainline stations including Carshalton Beeches and Carshalton
- Carshalton Ponds are just a walk away

Accommodation

GROUND FLOOR

Entrance Hall
 Dining Room: 10'11 x 7'1 (3.33m x 2.16m)
 Kitchen: 15'5 x 8'6 (4.70m x 2.59m)
 Cloakroom

FIRST FLOOR

Landing
 Living Room: 15'7 x 15'6 (4.75m x 4.73m)
 Bedroom 1: 13'9 x 8'10 (4.19m x 2.69m)

SECOND FLOOR

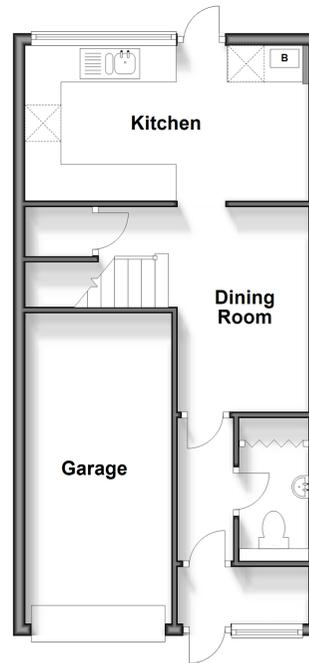
Landing
 Bedroom 2: 12'9 x 12'2 (3.89m x 3.71m)
 Bedroom 3: 11'7 x 9'1 (3.53m x 2.77m)
 Bathroom

OUTSIDE

Driveway
 Integral Garage
 Rear Garden

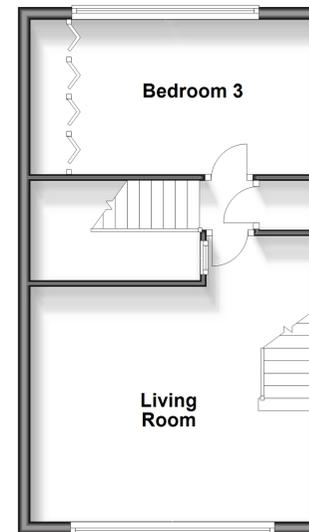
Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



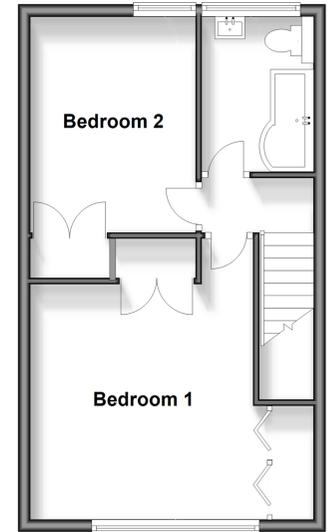
First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Second Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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