



118 CARSHALTON PARK ROAD, CARSHALTON SM5 3SG

MICHAEL EVERETT & Co

... A Moving Experience

A spacious Five-bedroom, Four reception room, character property in this favored road within a short walk of the station. The property offers a flexible entertaining area on the ground floor with double doors opening onto large patio and well screened rear garden with established trees and shrubs.

Pathway leads to Entrance Storm Porch. Front door to Hallway; cove cornice to ceiling, understairs storage cupboard. Sitting Room with feature fireplace, inset hearth and overmantel, gas coal effect fire, double aspect. Dining Room. Patio door to Conservatory. Kitchen/Breakfast Room with comprehensive range of medium oak effect eye-level units with cupboards and drawers below, five ring gas range with extractor above, stainless steel sink unit with mixer taps and drainer set in granite effect work surface, dishwasher, washing machine, tumble drier. Large Pantry cupboard. Cloakroom low level WC, wash hand basin. From the Kitchen opening through to Family area. Doors to Conservatory with doors onto Patio and rear garden.

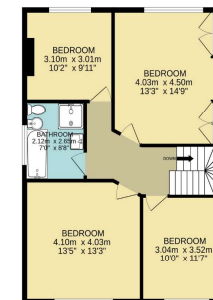
From the Hallway staircase leads to First Floor Landing. Master Bedroom: full range of double fitted wardrobes with central dressing table. Bedroom Two; airing cupboard, picture rail. Bedroom Three; picture rail. Bedroom Four; shelving, picture rail. Family Bathroom: panel enclosed bath with tiled splash backs, separate shower, wash hand basin set in vanity unit with cupboards below, low level W.C., bidet, chrome wall mounted heated towel rail.

Stairs to second floor, this could readily be converted to provide one or two bedrooms with en-suite accommodation.

Immediately to the rear of the property is a patio, with covered generous eating area. Steps up to lawned area, with several seating places. The garden is well maintained and well screened to all sides. To the front, off street parking for 2 vehicles. Covered car port.



Ground floor
116.6 sq.m. (1255 sq.ft.) approx.



1st floor
66.4 sq.m. (715 sq.ft.) approx.



2nd floor
39.2 sq.m. (422 sq.ft.) approx.

TOTAL FLOOR AREA: 224.2 sq.m. (2414 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 5/2025

Asking Price £925,000 Freehold

EPC: D Council Tax Band: F

Note: An employee of Michael Everett & Co declares an interest in this property.



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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.