





33 Carshalton Park Road

Carshalton, SM5 3SS

£650,000

A characterful and surprisingly spacious four bedroom Edwardian terraced house, nestled in the heart of Carshalton Village at the end of a quiet cul-de-sac. The owners of this "period gem" have sympathetically rejuvenated much of the house whilst preserving the charm of the original home and many of the original features - including two beautiful working open fireplaces, exposed floorboards, some exquisite ceiling mouldings & cornicing. The spacious kitchen and bathroom facilities "tip their hats" to the Edwardian age and feature a Butler style sink, marble work top surfaces and even a free-standing "roll-top" bath! On the ground floor you come through a spacious entrance hall to two generously proportioned reception rooms and a sizable kitchen/breakfast room. Upstairs, four good size bedrooms await, including three doubles and a single (perfect for a home office/study) and the family bathroom. The very substantial loft space offers potential for conversion (STPP). In addition, this beautiful home offers the convenience of two private off street parking spaces, and an easy maintenance rear garden which extends approx 45 ft in length. The property is perfectly situated - the shops, bars and restaurants of the Village are only a five minute stroll away, whilst Carshalton Park, the Ponds & All Saints Church are all right on the doorstep. Carshalton Station is only a seven minute walk away, and Carshalton Beeches BR station is also within easy reach (0.6 miles), and there are excellent local bus links to the Northern Line tube at Morden and the shopping facilities of Sutton & Croydon located at the end of the road. There are myriad exceptional primary & secondary schools with a one mile radius including St Philomenas, St Marys & All Saints, and five Grammar Schools located with a three mile radius! Don't miss the opportunity of viewing this beautiful period home - so call today to book your appointment to visit.

- A charming and characterful four bedroom family house located in a quiet cul-de-sac close to the heart of Carshalton Village
- The owners of this "period gem" have sympathetically rejuvenated much of the house whilst retaining many of the original features including two beautiful working open fireplaces and many ceiling mouldings
- Even the kitchen and bathroom suites "tip their hats" to the Edwardian age with a butler style sink, marble work tops and even a roll top bath!
- The accommodation incorporates two generously sized and well proportioned reception rooms, a large kitchen/breakfast room, three double bedrooms, a single bedroom and a family bathroom
- Further potential for extension (STPP) into the large loft, or to reconfigure the house to provide a large open plan living space at the rear
- The property has two private off street parking spaces and a 45 ft easy maintenance rear garden
- Freehold; EPC rating "D" (63/88); Council Tax Band "D"
- Carshalton BR station only 7 minutes walk away, Carshalton Beeches BR station 0.6 miles distant, excellent bus services to the tube at Morden, Sutton and Croydon
- Myriad excellent local schools including St Philomena's, St Marys and All Saints within 1 mile, five Grammar Schools & some exceptional independent schools within 3 miles
- Viewing of this lovely period home is highly recommended - so call today to book an appointment

