

66 Carshalton Park Road, Carshalton, SM5 3SS  
£900,000 - £950,000



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A rare opportunity to acquire this handsome five bedroom detached Edwardian family home, believed to date from around 1901, occupying one of Carshalton Village's most desirable positions. Extending to over 2,000 sq ft including the garage and impressive cedar garden cabin, this beautiful home is full of charm and character whilst offering spacious and versatile accommodation ideal for modern family living. The property boasts three elegant reception rooms, perfect for both entertaining and everyday family life, together with a superb kitchen/breakfast room with double doors opening onto the secluded rear garden. The first floor offers five well-proportioned bedrooms and a beautifully appointed family bathroom, whilst a modern ground floor shower room adds further convenience. Many original features remain, including cast iron fireplaces, sash windows and high ceilings, all combining to create a wonderful balance between period charm and modern living. Outside, the property enjoys a beautifully secluded rear garden with mature planting and seating areas. A particular feature is the impressive 20ft cedar garden cabin, providing an ideal home office, gym, studio or entertaining space. Further benefits include a garage, extensive off street parking and excellent potential to extend and enhance further, subject to the usual planning consents.



## ROOMS

### ENTRANCE HALL

**RECEPTION ROOM** 13' 7" x 13' 1" (4.14m x 3.99m)

**DINING ROOM** 15' 5" x 13' 6" (4.7m x 4.11m)

**FAMILY ROOM** 16' 7" x 15' 1" (5.05m x 4.6m)

**KITCHEN** 18' 10" x 11' 7" (5.74m x 3.53m)

### WC

**BEDROOM 1** 16' 0" x 10' 6" (4.88m x 3.2m)

**BEDROOM 2** 13' 2" x 10' 8" (4.01m x 3.25m)

**BEDROOM 3** 14' 8" x 10' 10" (4.47m x 3.3m)

**BEDROOM 4** 11' 7" x 9' 2" (3.53m x 2.79m)

**BEDROOM 5** 11' 10" x 8' 2" (3.61m x 2.49m)

### BATHROOM

**GARDEN** 63' 8" x 31' 3" (19.41m x 9.53m)

**GARDEN ROOM** 20' 5" x 10' 10" (6.22m x 3.3m)

**GARAGE** 14' 6" x 7' 1" (4.42m x 2.16m)

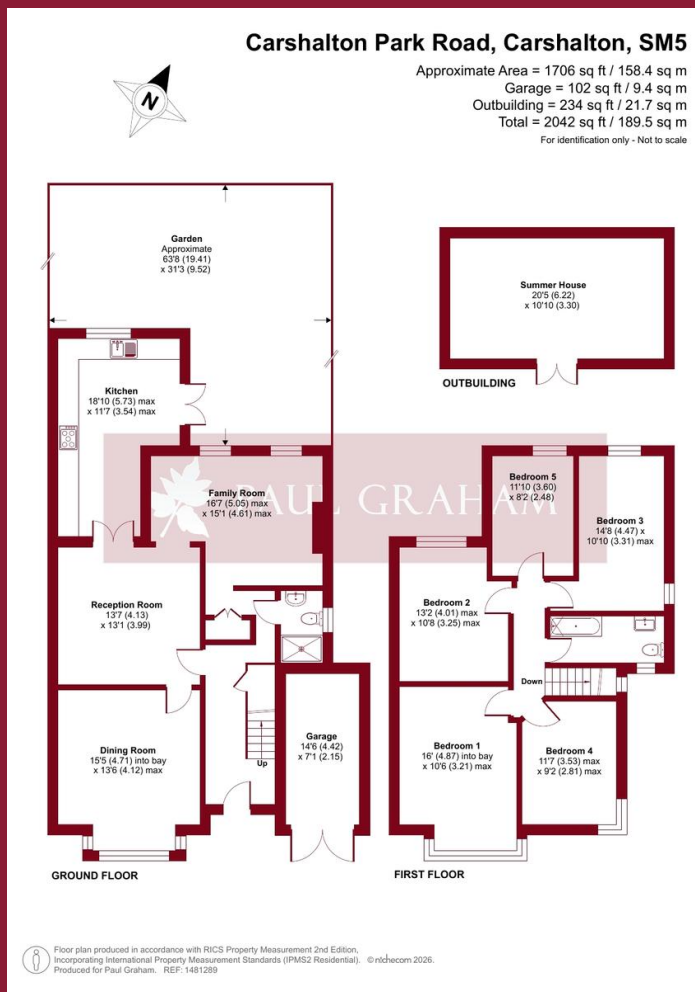
### OFF ROAD PARKING



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# FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 57 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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