



barnardmarcus

Park Hill, Carshalton SM5 3RZ

welcome to

Park Hill, Carshalton

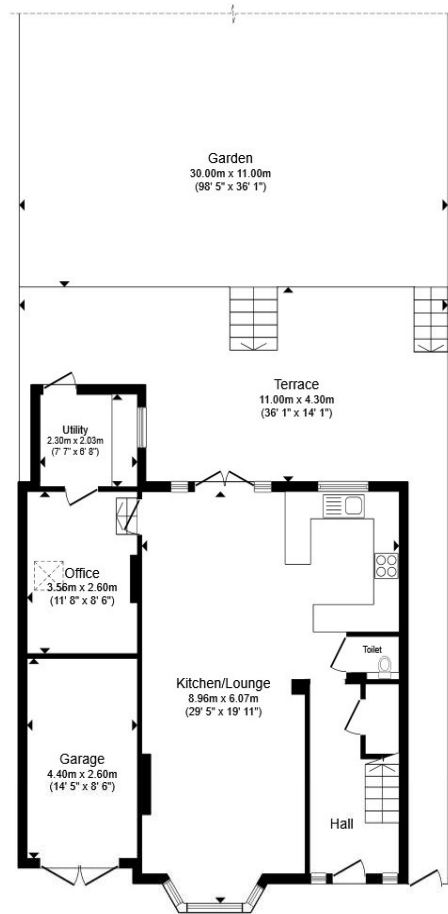
Situated within the highly sought-after Park Hill area of Carshalton Beeches, this attractive three-bedroom detached family home offers generous accommodation, a substantial rear garden and excellent potential for modern family living.

The property is well arranged over two floors and features a welcoming entrance hall, a convenient downstairs cloakroom, and an impressive open-plan kitchen/living space, creating a fantastic environment for both entertaining and everyday family life. In addition, there is a separate office, ideal for those working from home, together with a practical utility room and an integral garage providing valuable storage or potential for conversion, subject to the usual consents. Upstairs, the property offers three well-proportioned bedrooms, including two spacious double bedrooms and a comfortable third bedroom, all served by a modern family bathroom.

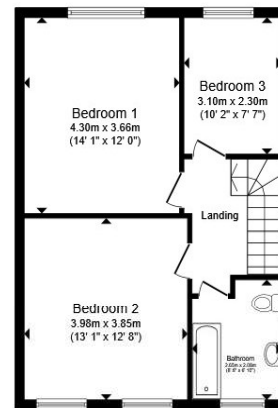
One of the standout features of the home is the exceptional rear garden, providing a wonderful outdoor space for families, keen gardeners and those who enjoy outdoor entertaining. A generous terrace immediately to the rear of the property offers the perfect setting for al fresco dining while overlooking the expansive lawn.

Located in a desirable residential setting, Park Hill is renowned for its excellent local schools, nearby green spaces and convenient access to Carshalton Beeches, with its range of shops, restaurants and mainline railway station offering regular services into Central London.





Ground Floor



First Floor



Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 129.6 m² (1,395 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Park Hill, Carshalton

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS OPEN PLAN KITCHEN/ LIVING AREA
- SEPERATE HOME OFFICE/STUDY
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- GENEROUS TERRACE IDEAL FOR DINING & LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£850,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106599



Property Ref:
WLG106599 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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