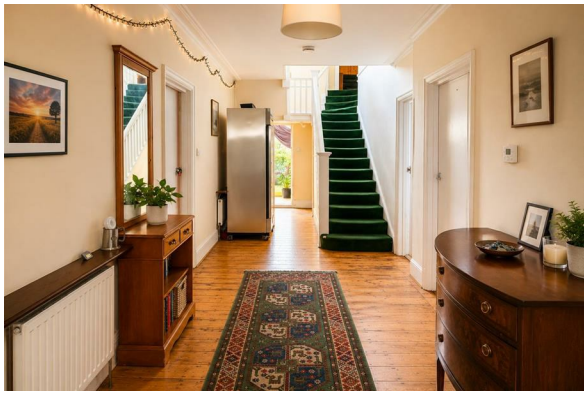


120 Carshalton Park Road, Carshalton, SM5 3SG

6 5 5

Offers in excess of £1,300,0

WH WATSON HOMES
Estate Agents

Positioned well for amenities and transport links, Carshalton Village and Carshalton Beeches are only a short walk away which both have plenty to offer with a large variety of shops and cafes and Carshalton Park, and Grove park providing local green space to enjoy. Two mainline train stations, Carshalton and Carshalton Beeches, just a short walk away and offering direct links to central London in approx.. 30 mins. plus a variety of bus links serving Sutton, Wallington, Morden and Croydon also close by. There are also a variety of reputable schools nearby including St Philomena's, St Marys RC Primary School and All Saints C of E Primary School.

*** SCOPE FOR EXPANSION, TWO DWELLINGS OR POSSIBLE CARE HOME USE - S.T.P.P ***

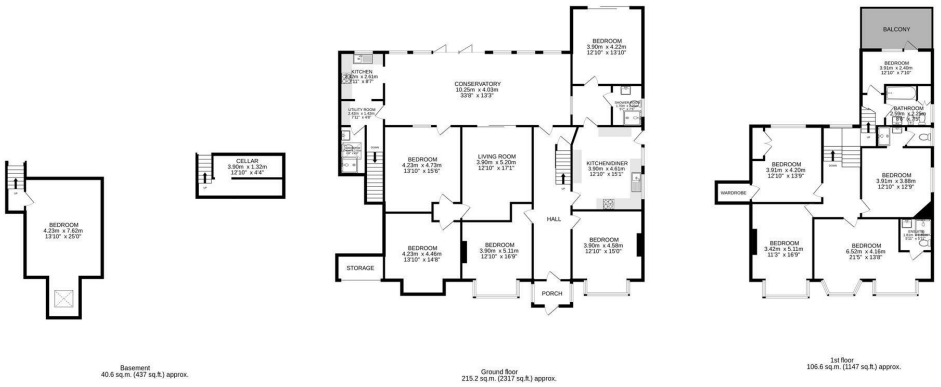
Accommodation

Versatile accommodation offering 3901 sq ft, currently divided into 11 bedrooms, 5 bathrooms, a large rear garden and ample off street parking.

BUYER’S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plans



TOTAL FLOOR AREA : 362.4 sq.m. (3901 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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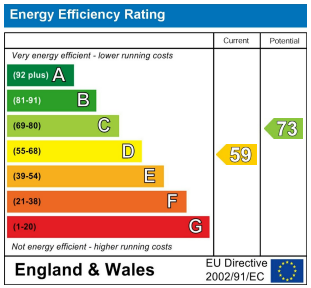

Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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