

FOLKLANDS



MOUNT PARK, CARSHALTON

GUIDE PRICE £750,000



























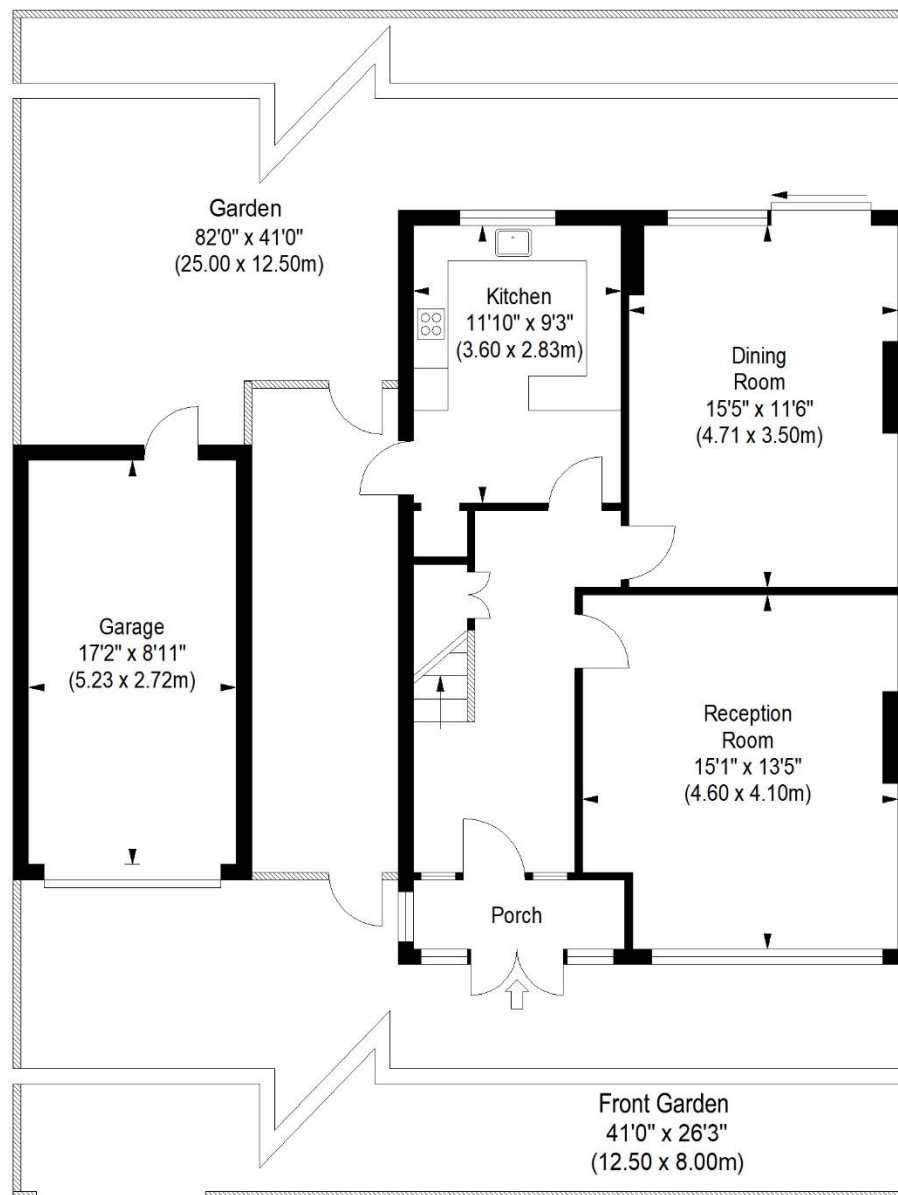




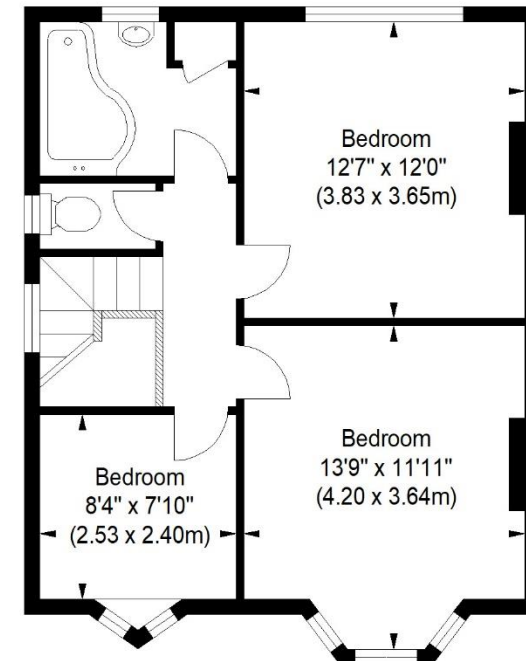
## Mount Park

Approximate Gross Internal Area (Excluding Garage)

1459 sq ft / 135.58 sq m



Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

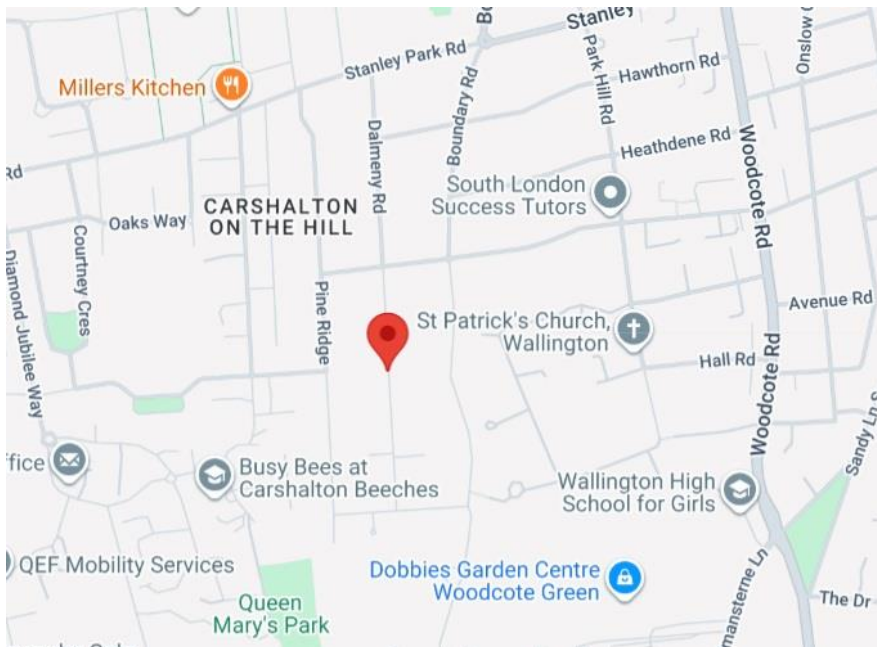
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ DRIVEWAY AND GARAGE
- ❖ LARGER REAR GARDEN
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ LARGE PLOT WITH DEVELOPMENT POTENTIAL (STPP)
- ❖ 0.8 MILES FROM CARSHALTON BEECHES STATION
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ NEARBY AN ABUNDANCE OF LOCAL AMENITIES
- ❖ EPC EER D



A smartly presented three-bedroom semi-detached house situated within this highly desirable residential road, conveniently located nearby an abundance of local amenities & only 0.8 miles from Carshalton Beeches train station.

This spacious home sits on a large plot and benefits from off-road parking, a covered lean-to and garage to the side of the house. For those looking to extend a property there is excellent potential to extend to the side, into the loft and across the rear (STPP). Externally, there is a sizeable lawned front garden and an 82' private rear garden.

The accommodation comprises three bedrooms, a smartly appointed family bathroom & separate WC, a large loft space, a particularly generous living room, a separate dining room with patio doors, a wide entrance hallway and an 11'10 x 9'3 fitted kitchen with breakfast bar.

Furthermore, this property sits close-by to several local parks and is nearby an excellent choice of local schools (Both primary and senior). In our opinion, this property will make a wonderful family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	73 C
39-54	E		
21-38	F		
1-20	G		