



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition, REF: 1397483. © hickcom 2025.



Approximate Area = 1772 sq ft / 164.6 sq m  
 Limited Use Area(s) = 162 sq ft / 15 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 2012 sq ft / 186.9 sq m  
 For identification only - Not to scale.  
 Denotes restricted head height



# THE PARK, CARSHALTON SM5 3BY

GUIDE PRICE £800,000

\*\*GUIDE PRICE £800,000 - £850,000\*\*

LOCATED IN THE CHARMING AREA OF THE PARK, CARSHALTON, THIS EXQUISITE MID-TERRACE HOME OFFERS A PERFECT BLEND OF MODERN LIVING AND HISTORICAL CHARM. ORIGINALLY CONVERTED FROM A HOSPITAL IN 2013, THE PROPERTY HAS BEEN METICULOUSLY MAINTAINED AND IS PRESENTED IN STUNNING CONDITION, MAKING IT AN IDEAL HOME FOR FAMILIES OR THOSE SEEKING AMPLE SPACE. BOASTING FOUR SPACIOUS BEDROOMS, THIS RESIDENCE PROVIDES PLENTY OF ROOM FOR RELAXATION AND PRIVACY. THE THREE WELL-APPOINTED BATHROOMS ENSURE THAT MORNING ROUTINES ARE A BREEZE, CATERING TO THE NEEDS OF A BUSY HOUSEHOLD. THE TWO INVITING RECEPTION ROOMS OFFER VERSATILE SPACES FOR ENTERTAINING GUESTS OR ENJOYING QUIET EVENINGS AT HOME, ALLOWING FOR A SEAMLESS FLOW THROUGHOUT THE PROPERTY. NOT TO MENTION A SAFE HAVEN OF A SEPARATE STUDY, ALLOWING YOU TO WORK FROM HOME WITHOUT HAVING TO SACRIFICE A BEDROOM. ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE DELIGHTFUL VIEWS THAT CAN BE ENJOYED FROM VARIOUS VANTAGE POINTS, ADDING TO THE OVERALL APPEAL OF THE PROPERTY. ADDITIONALLY, THE CONVENIENCE OF PARKING FOR TWO VEHICLES IS A RARE FIND IN THIS DESIRABLE LOCATION, MAKING DAILY LIFE THAT MUCH EASIER. WITH ITS PRIME LOCATION IN CARSHALTON, RESIDENTS CAN TAKE ADVANTAGE OF THE NEARBY PARKS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS, ENSURING THAT EVERYTHING YOU NEED IS WITHIN EASY REACH. THIS PROPERTY TRULY REPRESENTS A UNIQUE OPPORTUNITY TO OWN A PIECE OF HISTORY WHILE ENJOYING THE COMFORTS OF CONTEMPORARY LIVING. DO NOT MISS THE CHANCE TO MAKE THIS REMARKABLE HOUSE YOUR NEW HOME.

ANNUAL MAINTENANCE £768 PA.

- FOUR BED TERRACED HOUSE
- TWO PARKING SPACES
- POPULAR LOCATION WITH BEAUTIFUL VIEWS OVER THE PARK
- EPC RATING C
- COUNCIL TAX BAND F

