

Cromwells

36 Station Road, Carshalton

Carshalton

In Excess of £450,000

36 Station Road

Carshalton

A charming two-bedroom Victorian terraced house, offering a wealth of period features and generous proportions throughout, ideally located for those seeking both convenience and character. Upon entering, you will find a spacious reception room, benefitting from high ceilings (typical of the Victorian era) and large windows that allow for plenty of natural light. The property boasts a well-appointed kitchen with ample storage and workspace, perfect for those who enjoy cooking and entertaining. The adjoining dining area provides a comfortable space for family meals or hosting guests. Upstairs, two well-sized bedrooms, each benefiting from high ceilings. The family bathroom is finished to a good standard, featuring a modern suite. The house is situated in a highly desirable location, with excellent transport links nearby, making commuting into central London or surrounding areas exceptionally convenient. Grove Park is virtually on your doorstep. An abundance of local schools, both primary and secondary, are within easy reach. The local area offers a vibrant community atmosphere, with a variety of shops, cafes, and amenities just a short stroll away, ensuring everyday needs are easily met. This property combines the elegance and charm of Victorian architecture with the practicality of modern living, offering spacious accommodation that would suit a range of buyers, from young professionals to growing families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

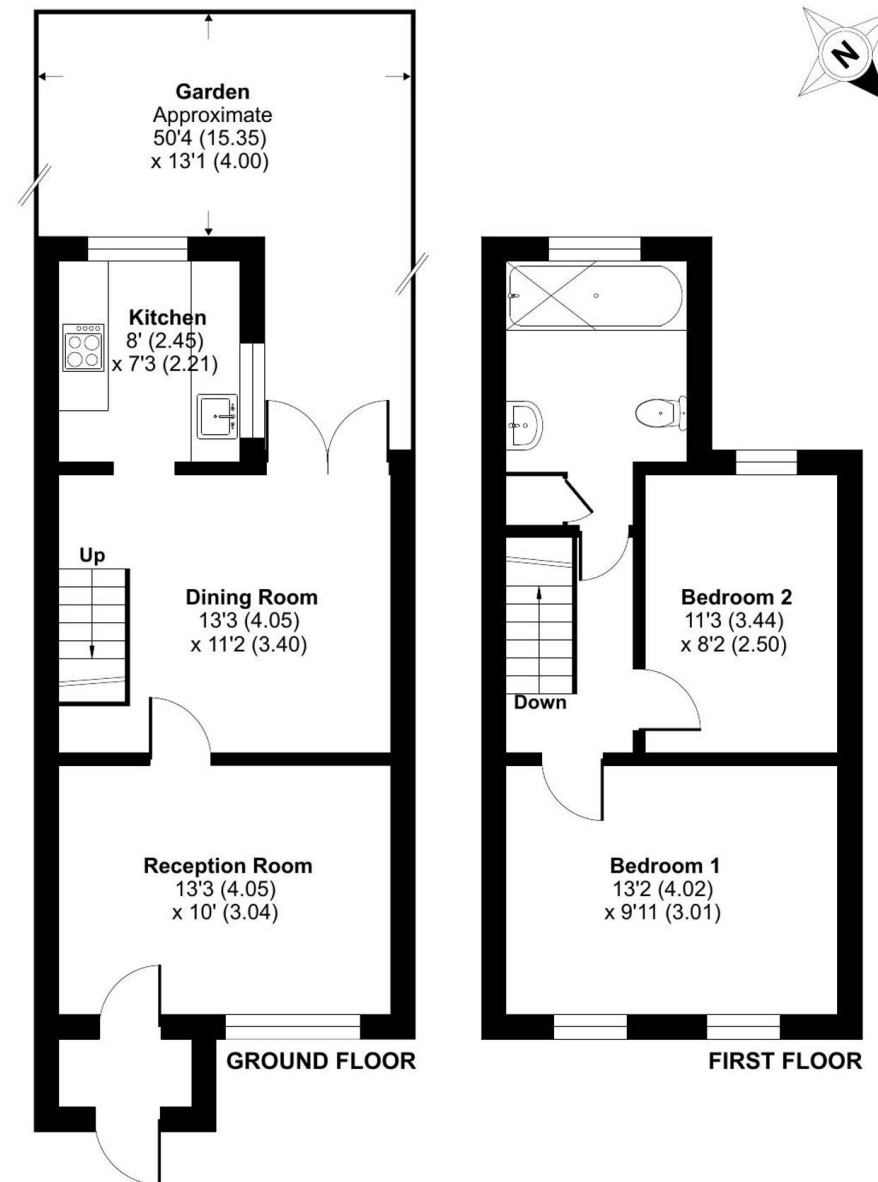
EPC Environmental Impact Rating: D

- **Character Victorian Property With Lovely High Ceilings**
- **Spacious Accommodation Throughout**
- **Ideal Location for Transport Links**
- **Grove Park On The Doorstep & Abundance of Local Schools**

Station Road, Carshalton, SM5

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Enclosed Entrance Porch

Lovely character front door with internal door leading to:

Reception Room

13' 3" x 10' 0" (4.04m x 3.05m)

Front aspect with door leading through to dining room

Dining Room

13' 3" x 11' 2" (4.04m x 3.40m)

Rear aspect with doorway leading through to kitchen. Double doors out to garden

Kitchen

8' 0" x 7' 3" (2.44m x 2.21m)

Dual aspect overlooking rear garden

Stairs to first floor landing

Doors leading to:



Bedroom 1

13' 2" x 9' 11" (4.01m x 3.02m)

Front aspect with double windows,
creating a light and airy room

Bedroom 2

11' 3" x 8' 2" (3.43m x 2.49m)

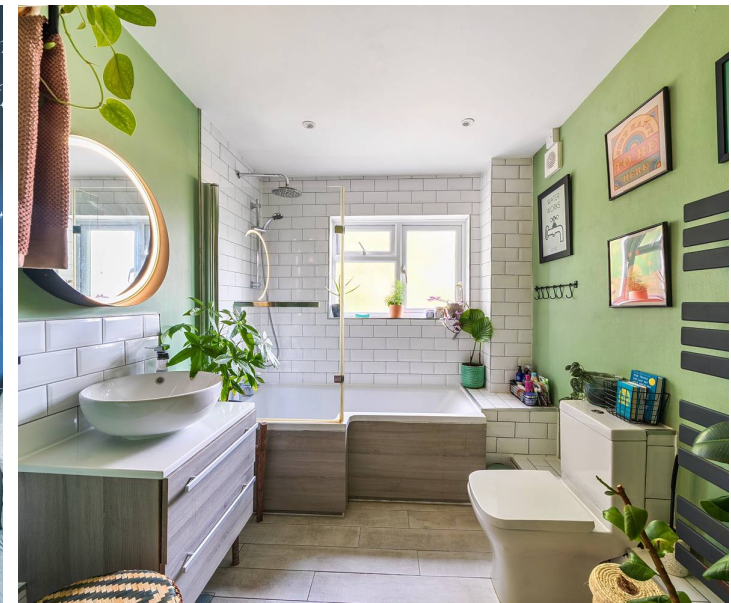
Rear aspect

Bathroom

Spacious bathroom, rear aspect,
storage space

Outside

Good size rear garden





Cromwells Estate Agents

Cromwells Estate Agents, 95 Banstead Road – SM5 3NP

02086425468 • admin@cromwellscarshalton.com • www.cromwellsestateagents.uk/