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# Park Close, Carshalton

£1,100,000

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Hunters are thrilled to offer this substantial six bedroom detached house, brilliantly positioned minutes from Carshalton Park. This family home offers an impressive living space of 2,256 square feet. It provides ample room for both relaxation and privacy. The house features an independent one-bedroom annexe, three inviting reception rooms (including one in the annexe), as well as a delightful and light conservatory that offers serene views of the beautiful and interesting rear garden.

The layout is highly versatile, featuring a one-bedroom annexe with its own private entrance, allowing it to function as a fully self-contained living space. It is ideal for extended family, visiting guests, or as a potential source of rental income. The property also boasts two well-appointed bathrooms and two convenient separate wcs.

The front drive has parking for at least three cars and the charming and secluded garden is an outstanding feature, providing a tranquil outdoor space for entertaining, relaxing or gardening. There are two greenhouses and a covered shelter for garden furniture and equipment. The garden also contains an original brick walled and tile floored outhouse. Now used for storage and a workshop it could be a renovation project for further recreation, study or hobby space. The property has potential for further development - subject to the usual planning permissions.

This home is situated in a sought-after location, including its proximity to good schools and to Carshalton Beeches Station, making it an ideal choice for families looking to settle in a friendly community with excellent amenities nearby.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



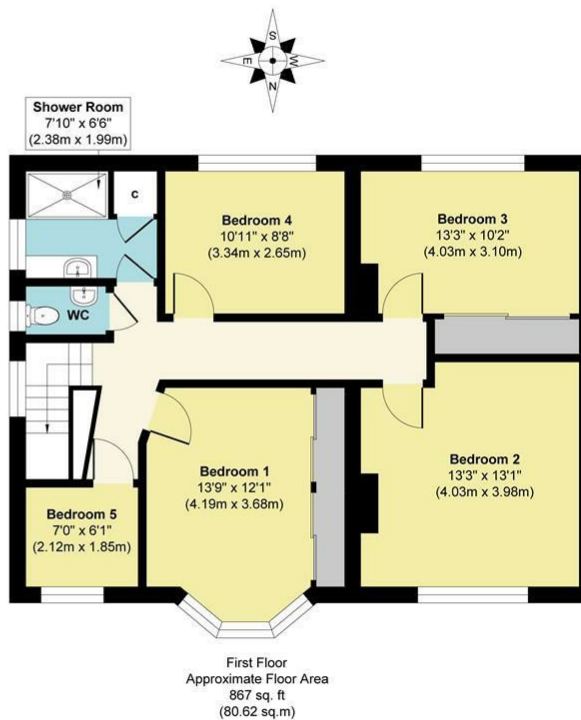
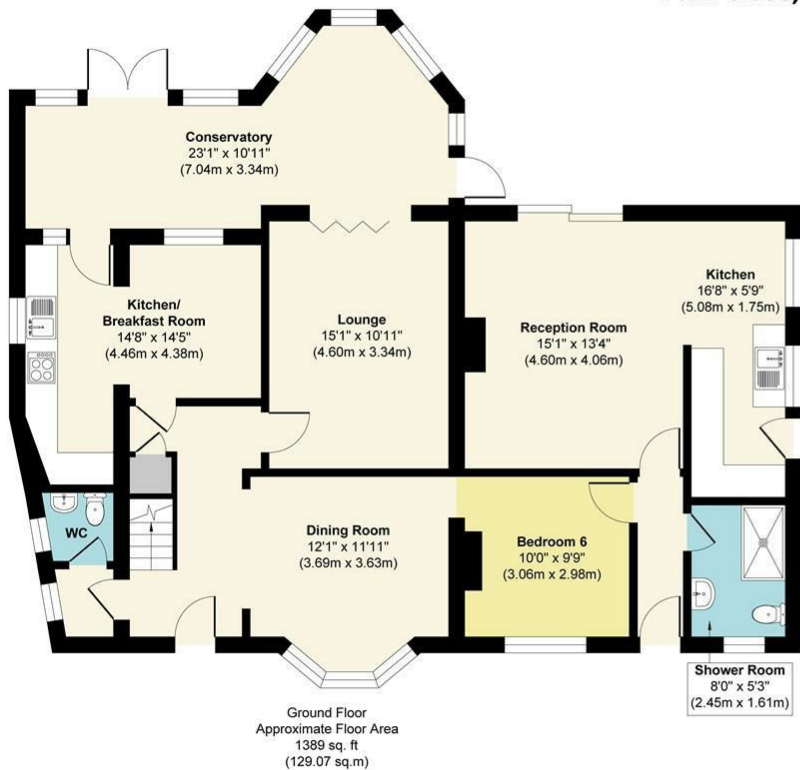
## KEY FEATURES

- SUBSTANTIAL DETACHED HOUSE IN PRIME LOCATION
  - ONE BEDROOM ANNEXE
  - FIVE FURTHER BEDROOMS
  - THREE RECEPTION ROOMS
  - SPACIOUS CONSERVATORY
- BRICK BUILT STORE / WORKSHOP
- DRIVEWAY FOR SEVERAL CARS
- MATURE GARDENS ON A SUBSTANTIAL PLOT





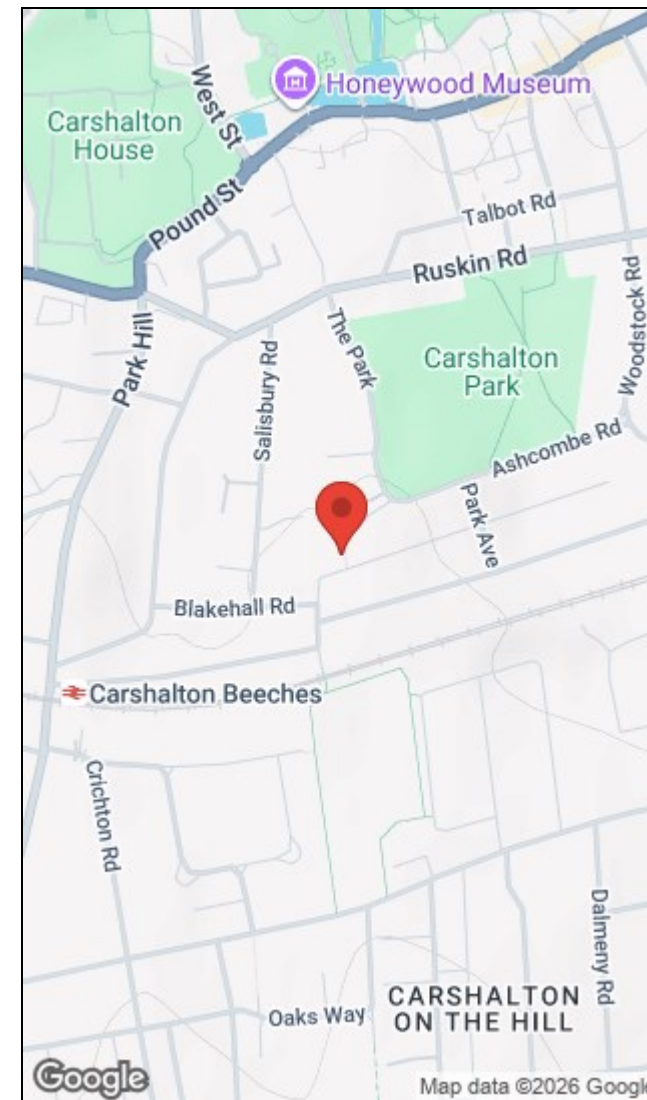
## Park Close, SM5



**Approx. Gross Internal Floor Area 2256 sq. ft / 209.69 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	80		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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[carshalton@hunters.com](mailto:carshalton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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