



146 Park Lane, Carshalton, SM5 3DT



Guide price £600,000

Cromwells
ESTATE AGENTS



146 Park Lane

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Cromwells Wallington are pleased to present this superb three bedroom family home, offering spacious room sizes and a modern and bright interior throughout. Key features include an open plan living/dining room, a modern kitchen and breakfast room, a downstairs WC, a contemporary bathroom suite, and three good sized bedrooms. Outside you have off street parking to the front, plus a lovely low maintenance rear garden with detached garage. This is a perfect purchase for a growing family looking for extra space and somewhere near to good schools, amenities and transport links.

Park Lane is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. For those looking to be close to transport links, Wallington and Carshalton mainline train station are only a short walk away with their great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.

Don't miss out on the opportunity to make this lovely house your own!

Accommodation

Double glazed entrance porch, front door into

Spacious Entrance Hall
Radiator, feature wall panelling, tiled flooring, under stairs storage cupboard.

Downstairs WC

Vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, electric heater, tiled flooring, obscure window to front aspect.





Open plan Living Dining Room
Electric fireplace, built-in storage cupboard, radiators, laminate flooring, double glazed window to front aspect, double glazed French doors leading out to garden.

Kitchen Breakfast Room

Kitchen

Range of fitted kitchen units and drawers with wood worktops, inset double bowl stainless steel sink with chrome mixer tap, space for range cooker and extractor hood above, integrated dishwasher, space and plumbing for washing machine, cupboard housing 'Worcester' combination boiler, tiled splashback, tiled flooring, double glazed window to side aspect

Dining Area

Radiator, tiled flooring, space for American fridge, freezer, double glazed window to side aspect, double glazed French doors opening out to garden.

Stairs to 1st floor landing , loft access.

Bedroom One

Range of fitted wardrobes, laminate flooring , radiator, double glazed window to front aspect.

Bedroom Two

Built-in cupboard, radiator, laminate flooring, double glazed window to rear aspect.

Bedroom Three (currently in use as a home office)

Radiator, laminate flooring, double glazed window to front aspect .

Bathroom

Luxury bathroom suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, WC, wall mounted wash handbasin with chrome mixer tap and storage below, bidet with chrome mixer tap, two heated chrome towel rails, tiled walls and flooring, double glazed obscure windows to rear aspect.

Outside

To the front

Block paved driveway with off street parking for one car

Rear Garden

Large artificial lawn area, raised borders, apple, plum and cherry trees, greenhouse, detached garage, gate with rear access, side access.

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan



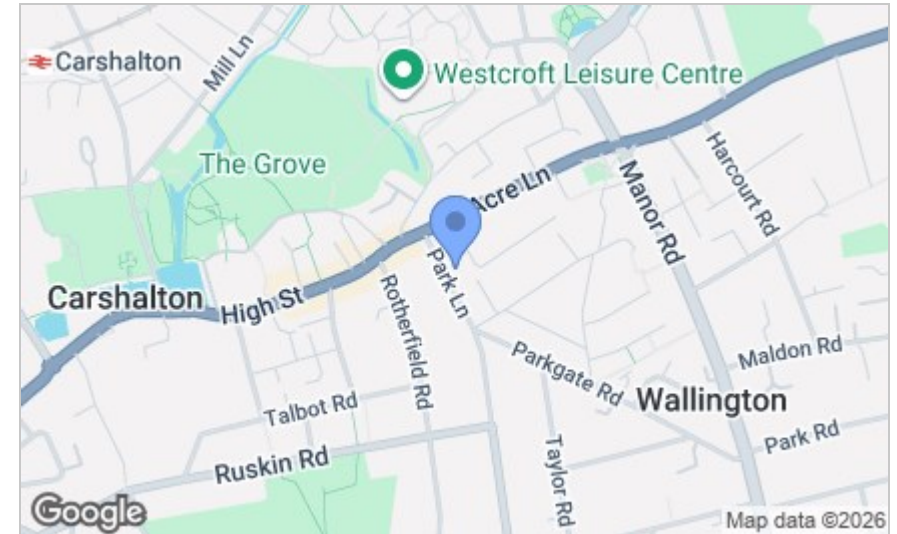
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	