



Carshalton Park Road, Carshalton

The **PERSONAL** Agent

Asking Price £1,000,000

Freehold

- Spacious Detached Period Property
- Stunning Kitchen / Breakfast Room
- Two Separate Reception Rooms
- Utility room & Modern Downstairs Shower Room
- Basement With Office & Wine Cellar
- Four Bedrooms
- Spacious Family Bathroom
- Wonderful Private Rear Garden
- Private Off Street parking for 3 cars & Garage
- Close to Local Amenities & Excellent Range Of Schools

This charming detached period property offers a delightful blend of original features and modern updates, making it an ideal family home. Upon entering, you are greeted by a spacious entrance hall that leads to two generously sized reception rooms, perfect for both entertaining and relaxing. The heart of the home is undoubtedly the stunning re fitted kitchen breakfast room, which boasts a good range of built in appliances, ensuring that culinary enthusiasts will feel right at home. Adjacent to the kitchen, a practical utility room and a contemporary downstairs shower room add to the convenience of this well designed space.

The property also features a separate basement & Wine Cellar, which includes a utility area and a versatile office or playroom, providing additional space for work or leisure. Ascending to the first floor, you will find three double bedrooms and a good sized single bedroom, all of which are well proportioned and filled with natural light. The spacious family bathroom completes this level, offering a comfortable retreat for all.



Externally, the property benefits from a gravelled driveway that provides private off street parking for three cars, along with a detached single garage for added convenience. The rear garden is a true gem, featuring mature landscaping and two separate terraces, perfect for enjoying sunny days and outdoor gatherings.

Conveniently located near to Carshalton town centre, this home is within easy reach of a variety of amenities and local schools. Additionally, residents will appreciate the direct train services to London from, making this property an excellent choice for commuters.

The property boasts a spacious living accommodation with a basement with generous office & wine cellar, two separate reception rooms providing an ideal space for relaxation and entertaining guests. The heart of the home is undoubtedly the stunning generous kitchen/breakfast room, which measures 17'1 x 10'9, perfect for family evenings and gatherings.

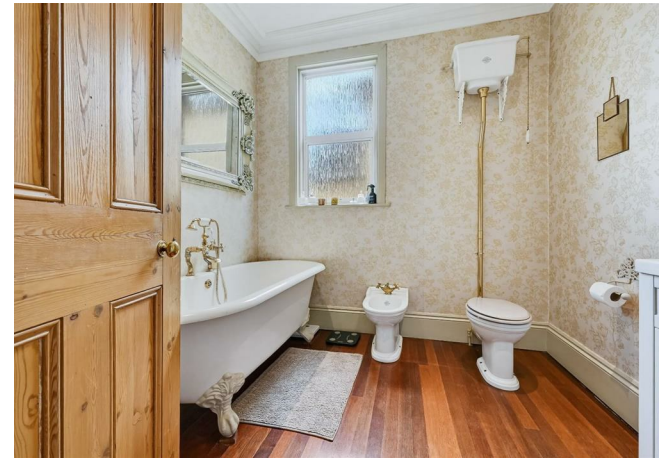
The property also has a downstairs modern shower room and

utility room. On the first floor three double bedrooms, and generous single bedroom and a family bathroom. Additional features include a garage and a private driveway for 3 cars, offering practical solutions for parking and storage. This property is not just a house; it is a home that invites you to create lasting memories. With its excellent location in Carshalton, you will find yourself within easy reach of local amenities, schools, and beautiful green spaces.

Carshalton Railway station is approximately 0.2 Miles away with services into London Victoria in under 30 mins. There is an excellent choice of infant and junior schools and private grammar schools within the local area. Carshalton local shops, and cafes are all within walking distance. Plus Sutton town centre is nearby from the property with a variety of shops, bars and restaurants.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure- Freehold
Council Tax Band - F





The **PERSONAL** Agent



Carshalton Park Road

Total Area: 1841 SQ FT • 171.03 SQ M
 (Including Garage)
 Garage Area : 140 SQ FT • 12.97 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE

2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE

141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
 Tadworth, Surrey, KT20 5AG
 01737 814 900

LETTINGS & MANAGEMENT

157 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The **PERSONAL** Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

