

The PERSONAL Agent

Carshalton Park Road, Carshalton

£925,000

Carshalton Park Road

Carshalton

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

This charming detached period property blends original features with modern updates. The entrance hall leads to two spacious reception rooms and a stunning refitted kitchen/breakfast room with built-in appliances, alongside a utility room and downstairs shower room. A separate basement and wine cellar offer a versatile office or playroom.

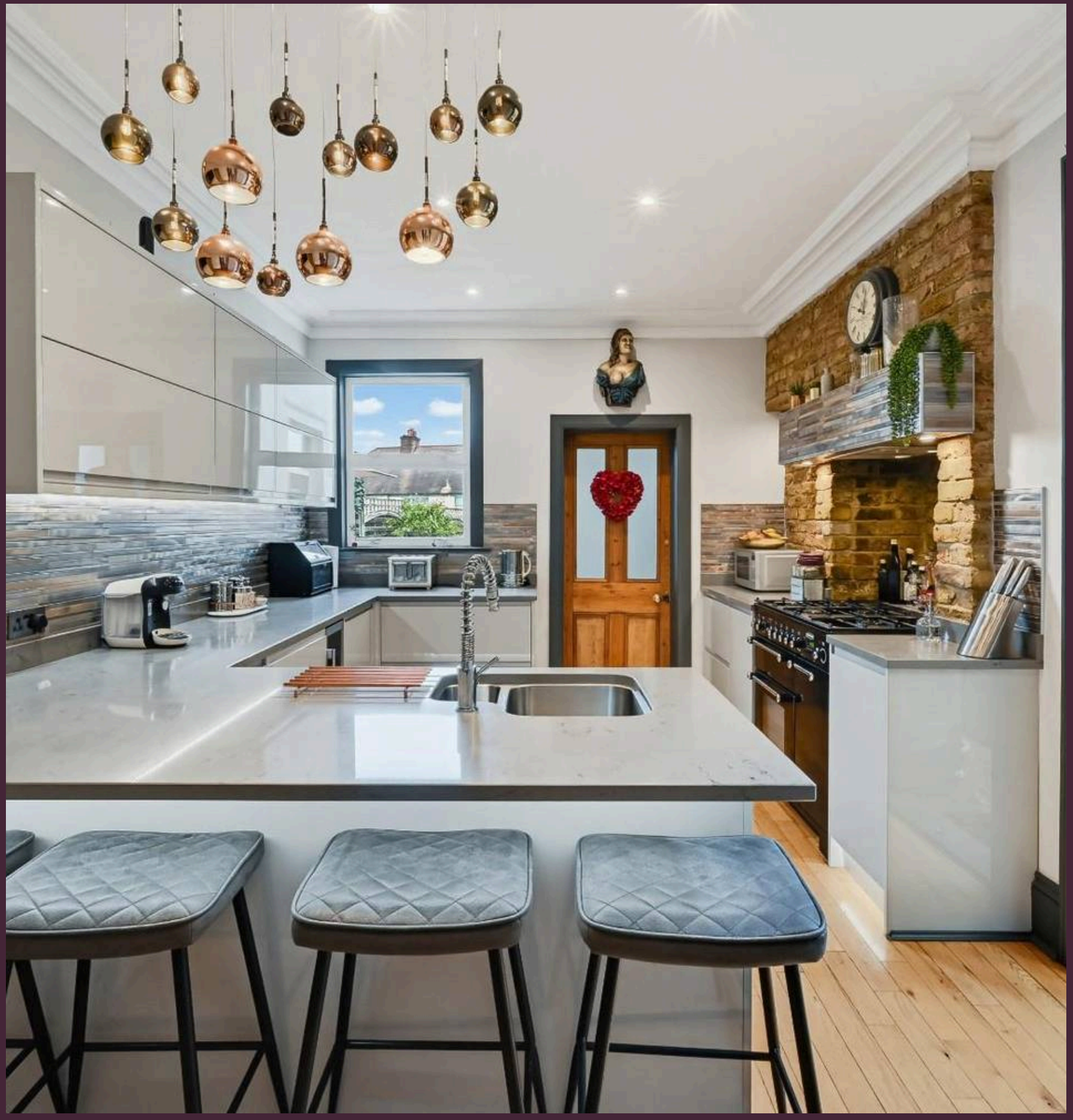
Upstairs features three double bedrooms, a single bedroom, and a family bathroom. Outside boasts a gravelled driveway for three cars, a detached garage, and a rear garden with two terraces. Conveniently close to Carshalton town centre, local schools, and direct London transport links.











Description

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.

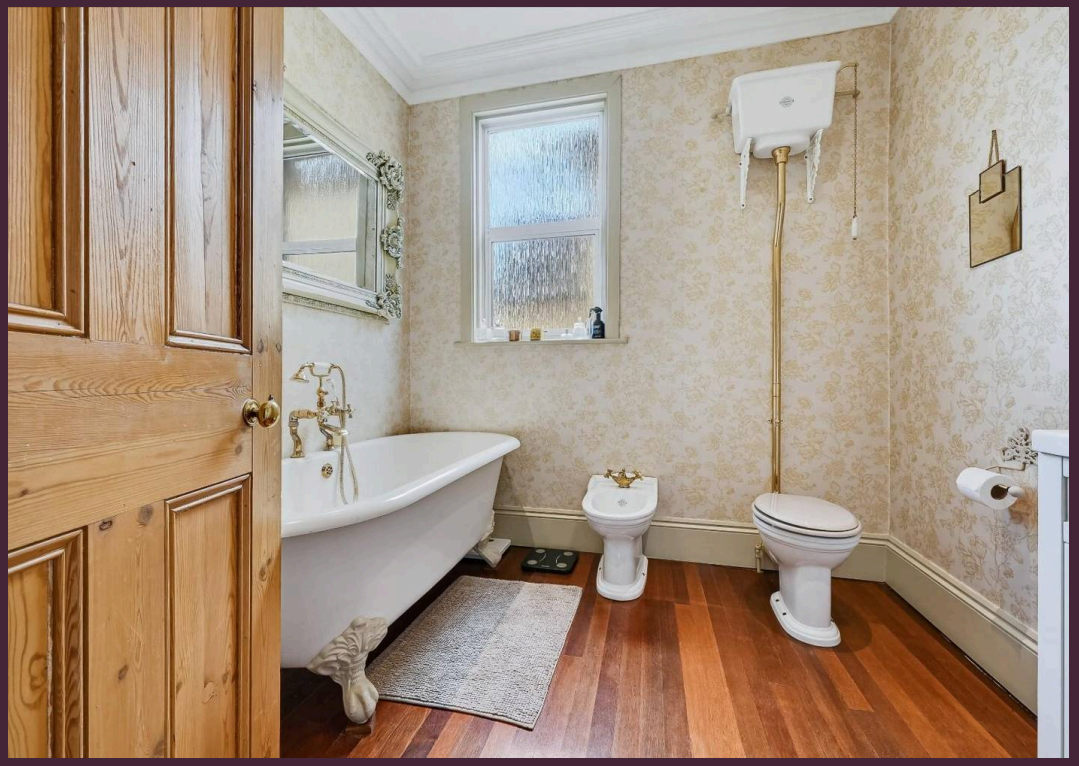
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

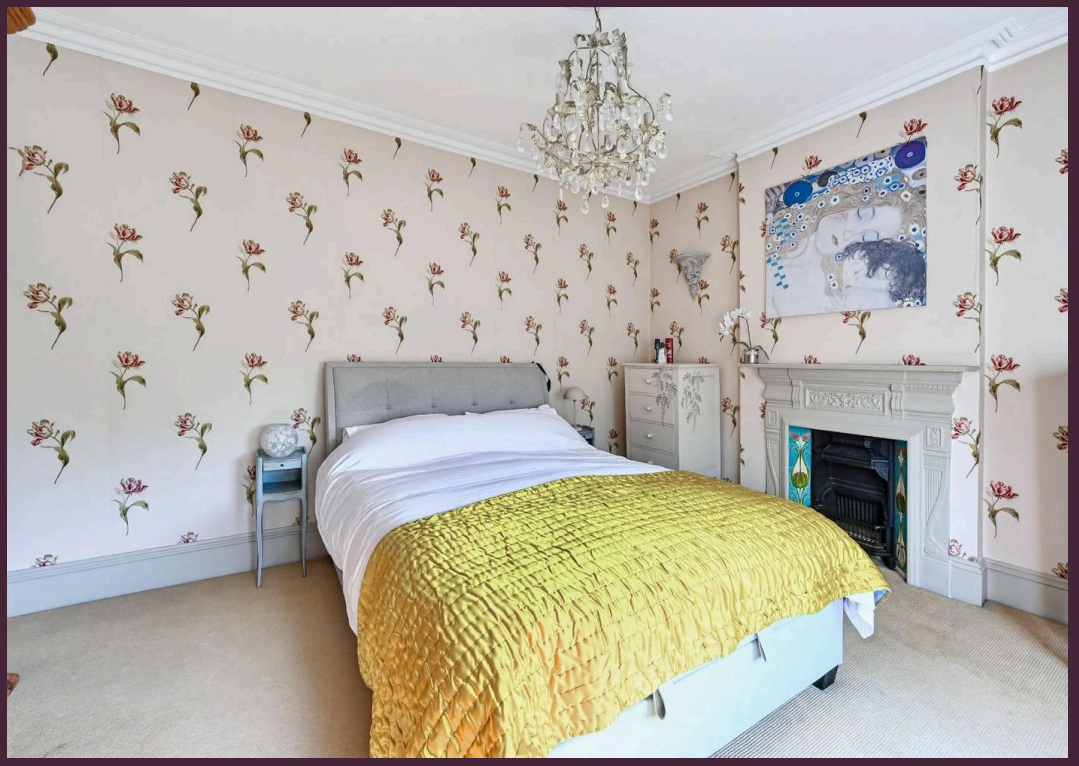
Council Tax band: F

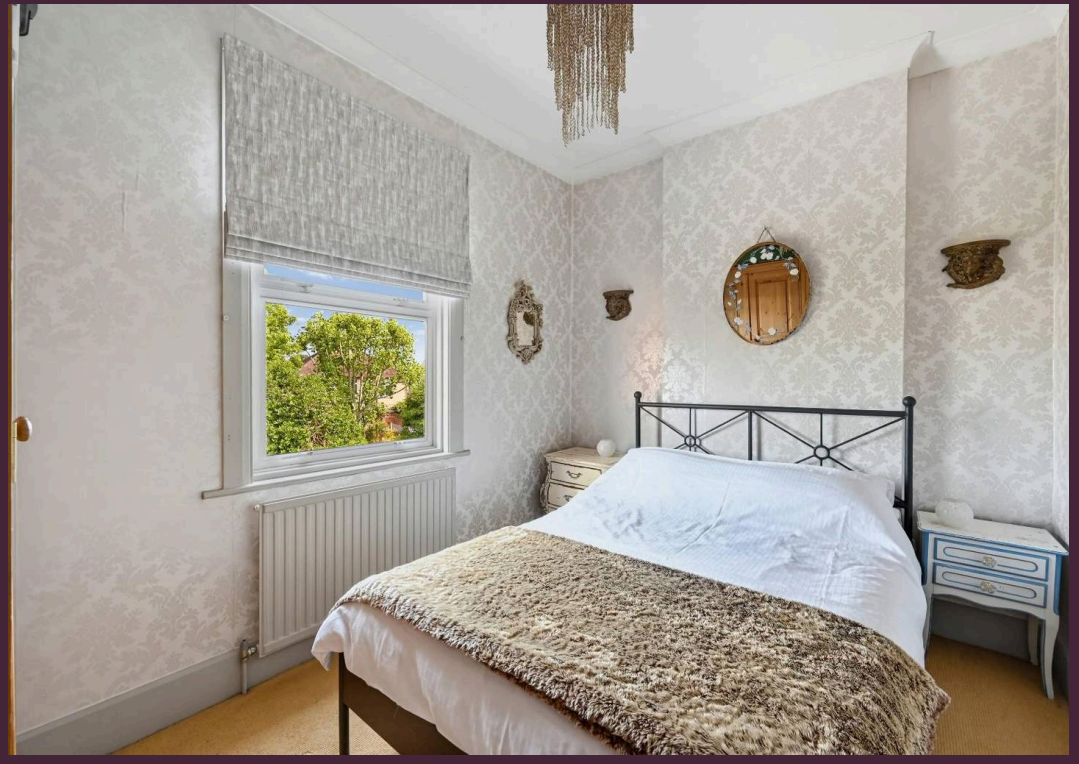
Tenure: Freehold

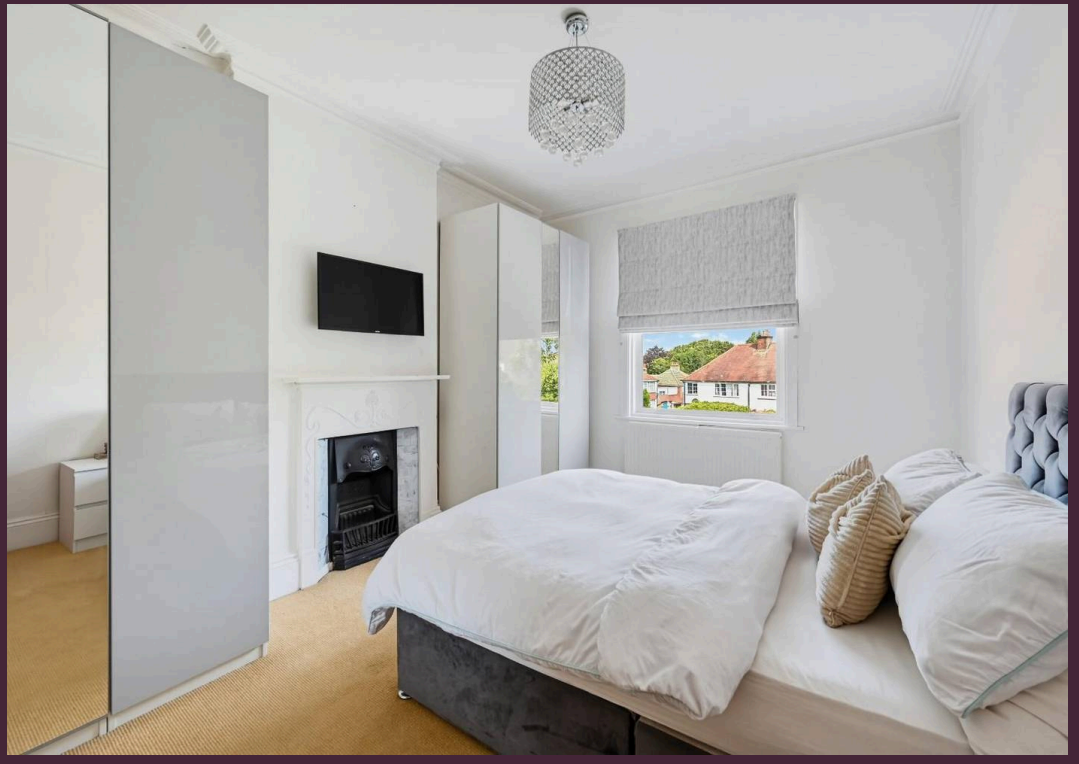
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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



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 inpspection, 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.



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