



**CARSHALTON PARK ROAD,** CARSHALTON, SURREY, SM5

OFFERS OVER **£699,000**

FREEHOLD

**Winkworth**





## CARSHALTON PARK ROAD

CARSHALTON, SURREY, SM5

**THIS WELL PRESENTED THREE BEDROOM  
DETACHED HOUSE IS AN IDEAL FAMILY  
HOME.**

The surrounding setting is surprising; semi-rural with bustling Sutton Town Centre a short drive away and small holdings and fields a brief walk away. It is a wonderful mix of both. Ideally situated just a mile from Oaks Park and within walking distance of local shops, amenities, bus routes, and close proximity to Carshalton Beeches station.



## CARSHALTON PARK ROAD CARSHALTON, SURREY, SM5

This beautiful detached house is offered to the market for the first time in 30 years, and has been well maintained by the current owner.

The ground floor comprises; generous entrance hall, modern fitted kitchen/breakfast room with integrated appliances and space for a breakfast table and french doors to the garden, a front living room with a bay window and working fireplace, a dining room to the rear with feature fireplace that leads into the conservatory and the garden beyond.

The upstairs provides three bedrooms, with fitted wardrobes in the principal double bedroom, a second double bedroom, a family bathroom, and a further single bedroom.

Outside, the block paved front forecourt allows parking for one small car, as well as gated side access to the garden. The attractive rear garden extends to approximately 55 feet, with a large lawned area, a patio adjacent to the house, and mature shrub borders.

In summary, the house and setting has to be seen in person to be fully appreciated.

Carshalton Beeches is a highly regarded area within the catchment of all the grammar schools, transport into London Victoria and London Bridge and leafy wide roads. The area attracts families and looks and feels affluent.



## BANSTEAD OFFICE

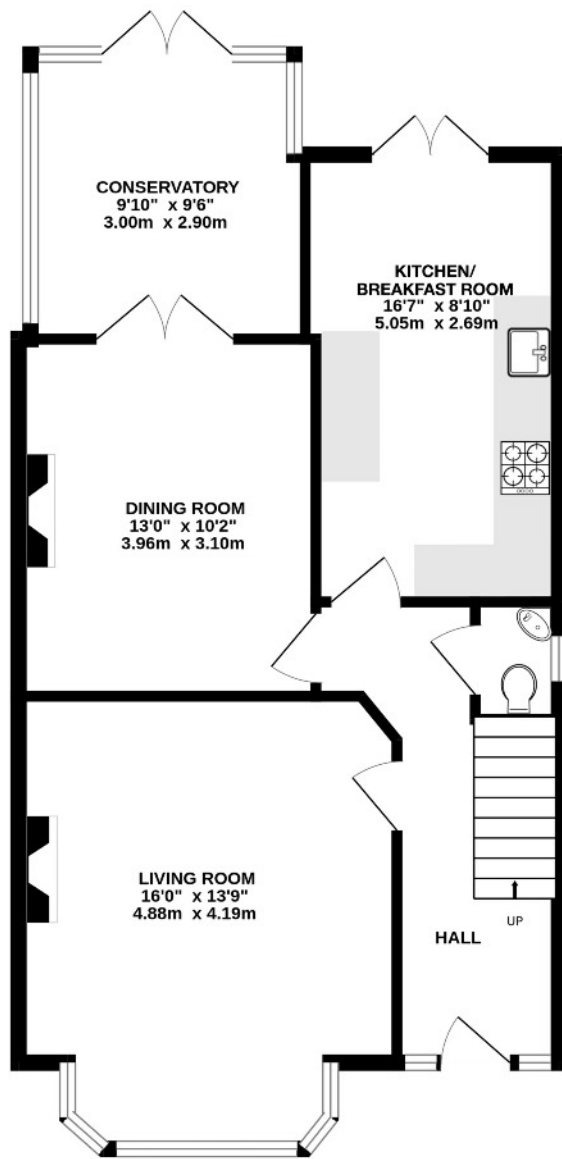
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### AT A GLANCE...

- Entrance Hall
- Living Room - 16'0" x 13'9" (4.88m x 4.19m)
- Dining Room - 13'0" x 10'2" (3.96m x 3.10m)
- Kitchen/Breakfast Room - 16'7" x 8'10" (5.05m x 2.69m)
- Conservatory - 9'10" x 9'6" (3.00m x 2.90m)
- Bedroom 1 - 16'9" x 11'10" (5.11m x 3.61m)
- Bedroom 2 - 13'3" x 12'10" (4.04m x 3.91m)
- Bedroom 3 - 9'6" x 7'5" (2.90m x 2.26m)
- Family Bathroom - 7'0" x 6'0" (2.13m x 1.83m)
- Rear Garden - 55' (16.76m) approximately

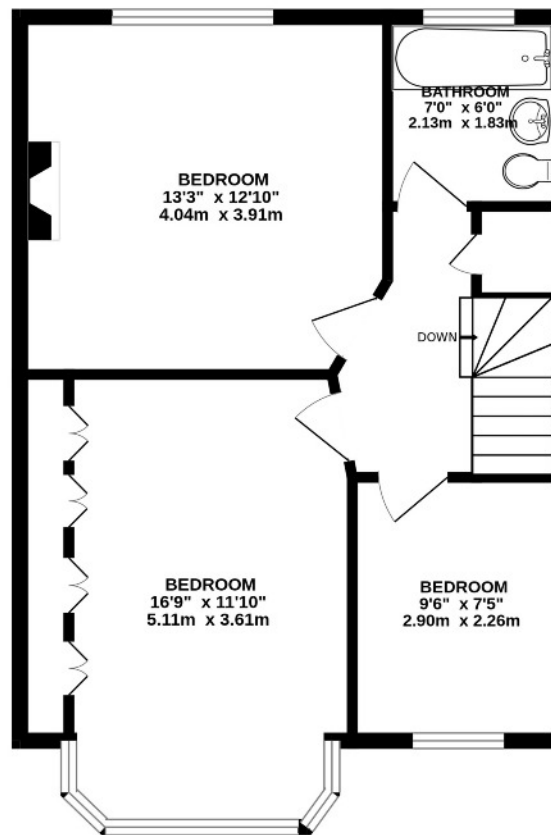






GROUND FLOOR

**Carshalton Park Road, Carshalton**  
INTERNAL FLOOR AREA (APPROX.) 1235 sq ft/ 115.0 sq m  
Garden extends to 55' (16.76m) approx.



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	83
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Banstead office

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