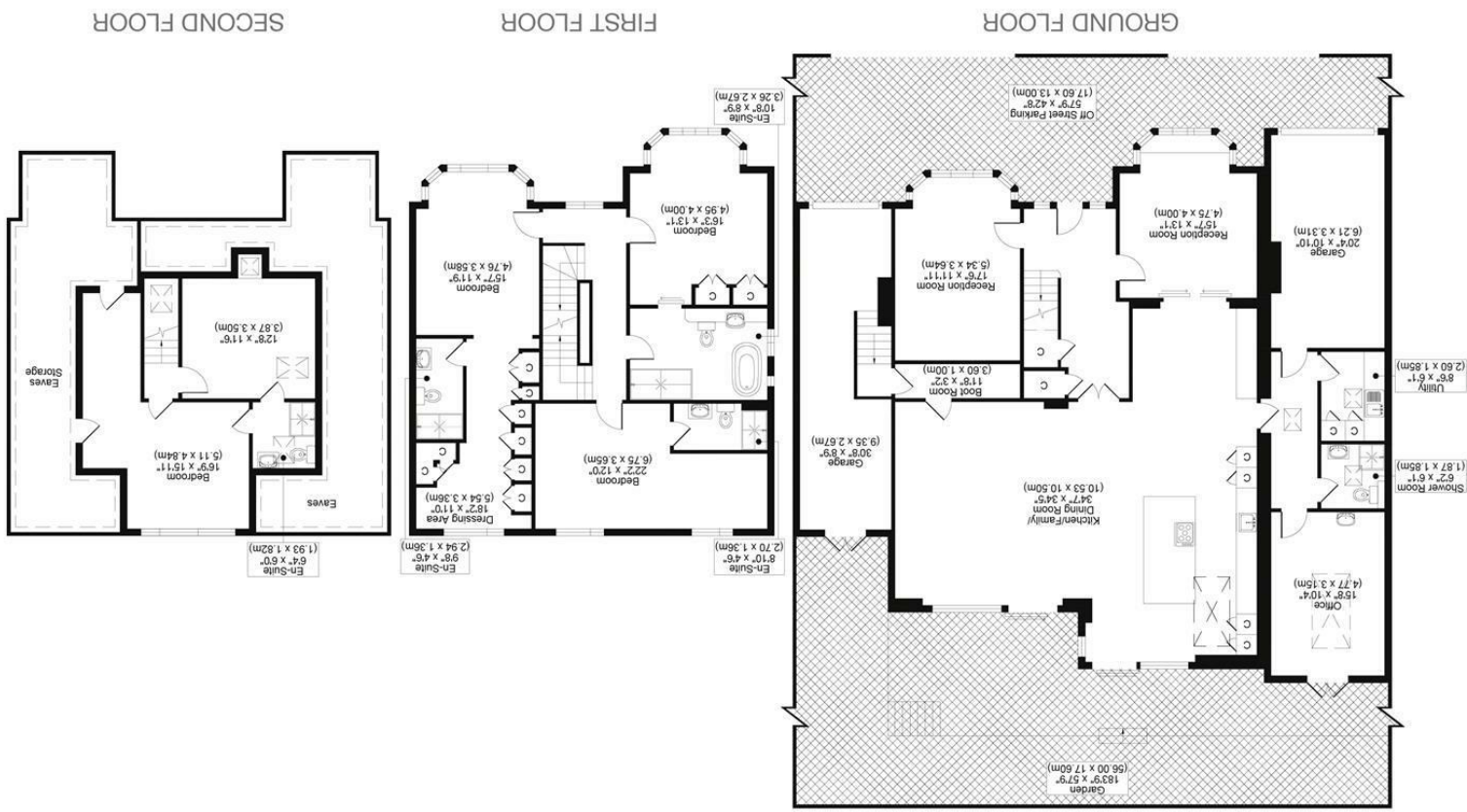




CHRISTIES



THE PARK, SMS  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 4667 SQ.FT (434 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 3470 SQ.FT (322 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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CHRISTIES



# THE PARK, CARSHALTON SM5 3BY

# OFFERS IN EXCESS OF £1,800,000

NESTLED IN THE SOUGHT-AFTER PARK AREA OF CARSHALTON, THIS EXCEPTIONAL DETACHED HOME HAS BEEN FULLY RENOVATED AND MODERNISED IN RECENT YEARS TO MASTERFULLY BLEND TIMELESS CHARM WITH MODERN LUXURY. OFFERING FIVE GENEROUSLY SIZED BEDROOMS, EACH WITH ITS OWN EN-SUITE OR DIRECT ACCESS TO A SHARED BATHROOM, THIS RESIDENCE IS DESIGNED FOR FAMILIES WHO VALUE BOTH SPACE AND PRIVACY.

UPON ARRIVAL, YOU ARE WELCOMED INTO TWO ELEGANTLY APPOINTED RECEPTION ROOMS, PERFECT FOR BOTH RELAXATION AND ENTERTAINING. THE HEART OF THE HOME LIES IN THE EXPANSIVE OPEN-PLAN KITCHEN, FAMILY, AND DINING AREA, FEATURING LARGE SLIDING DOORS THAT EFFORTLESSLY OPEN TO A SERENE, WELL-MAINTAINED GARDEN. THIS SEAMLESS CONNECTION BETWEEN INDOORS AND OUTDOORS CREATES A BRIGHT AND AIRY SPACE, IDEAL FOR HOSTING GATHERINGS OR SIMPLY ENJOYING QUIET MOMENTS.

THE HOME IS EQUIPPED WITH TOP-OF-THE-LINE AMENITIES, INCLUDING A QUOOKER HOT WATER TAP OFFERING INSTANT BOILING, SPARKLING, AND FILTERED WATER, ALONG WITH SAMSUNG SMART OVENS AND BOSCH INTEGRATED APPLIANCES—MAKING IT A CHEF’S DREAM. UNDERFLOOR HEATING EXTENDS THROUGHOUT THE BACK EXTENSION, PROVIDING WARMTH AND COMFORT IN THE KITCHEN, DINING AREA, UTILITY ROOM, WC, AND OFFICE.

FOR YEAR-ROUND COMFORT, THE PROPERTY FEATURES AIR-CONDITIONING WHICH IS PRESENT THROUGHOUT THE MAJORITY OF THE ROOMS IN THE HOUSE ENSURING A PLEASANT ATMOSPHERE DURING WARMER MONTHS. SECURITY IS A PRIORITY, WITH BANHAM LOCKS OFFERING PEACE OF MIND, AND THE PROPERTY IS ALSO

- FIVE BEDROOM, FIVE BATHROOM DETACHED HOME.
- BEAUTIFULLY FINISHED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- OVERLOOKING CARSHALTON PARK
- EPC RATING C
- COUNCIL TAX BAND G

